

DIVISION 7. C-3, RETAIL COMMERCIAL

Additional Recommendations for the LDC:

- *Sec. 58-31 Sidewalk Specifications: Increase sidewalk width along Gulf Boulevard to 6 feet.*
- *Sec. 58-32 Driveway Specifications:*
 - *Upon redevelopment, curbs must be restored.*
- *Add a definition for multiplexes to encourage missing middle housing. Multiplexes typically consist of 3-8 units which are contained in the same structure, or separate structures on the same lot. Permit in R-2.*
- *Since these zoning districts overlap with the Town Center Special Area Plan, the Special Area Plan should be amended to allow for stacking density and intensity. This would likely require a Tier 1/administrative review since it affects an established Activity Center, per Sec. 6.2.2.1 of the Countywide Rules.*

Additional Recommendations for the Comprehensive Plan:

- *For the Table under Policy 4.1.1.1, Add a footnote with the following language: A mix of uses is encouraged upon redevelopment, where at least 10% of the floor area of the building(s) are utilized for a second use. Vertical mixed-use development is encouraged.*
- *Although not required, it is strongly recommended to add a policy supportive of stacking density and intensity in accordance with Sec. 4.2.4.6 of the Countywide Rules.*

Sec. 1-2. - Definitions and rules of construction.

Planting and furnishing zone. The planting and furnishing zone is the area between the curb and the pedestrian walkway (or sidewalk) that serves multiple purposes. It typically includes street trees, landscaping, benches, trash receptacles, bike racks, lighting, and signage. This zone acts as a buffer between pedestrians and vehicular traffic, enhancing both safety and comfort, while also contributing to the aesthetic and environmental quality of the street. When a waiver is sought to locate the planting and furnishing zone within the first 5 feet of the front setback, the zone may include café seating, signage, planters, or outdoor displays.

Transit supportive mixed-use development. A mixed-use development that improves access to essential goods and services, encourages walking, cycling, and the use of public transit, and promotes efficient and environmentally sustainable land use.

Sec. 110-316. Definition; purpose and intent.

The C-3, retail commercial district provides service to both permanent and transient residents where a full range of urban services and a high degree of accessibility is required. The C-3, retail commercial district correlates with the commercial general (CG), residential/office/retail (R/O/R), and planned redevelopment-mixed use (PR-MU) future land use categories of the City of Madeira Beach Comprehensive Plan and the retail and services (R&S) and activity center (AC) plan categories in the countywide plan.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2022-10, § 1, 5-11-22; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 110-317. Permitted uses.

The permitted uses in the C-3, retail commercial district are as follows:

- (1) Retail commercial, and personal service/office support.
- (2) Office and business service.
- (3) Multifamily residential and vacation rental.
- (4) Temporary lodging.
- (5) Restaurants.
- (6) Adult entertainment establishments (article VI, division 13 of this chapter).
- (7) Townhouses (see chapter 110, Zoning, article VI, Supplementary District Regulations, division 10, Specific Development Standards, subdivision III, Townhouses, for additional standards).
- (8) Multiplexes
- (9) Mixed Use
- (10) Live/Work Units

(Code 1983, § 20-404; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-318. Accessory uses.

The accessory uses in the C-3, retail commercial district are as follows:

- (1) Off-street parking and loading/unloading.
- (2) Nonresidential signs.
- (3) Essential services.
- (4) Other accessory uses customarily permitted.
- (5) Boat slips associated with a permitted business use, not for rental or commercial marine activities.

(Code 1983, § 20-404)

Sec. 110-319. Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-3, retail commercial district:

- (1) Service stations.
- (2) Commercial recreation provided that such facilities shall not be permissible when the underlying future land use category is R/O/R.
- (3) Institutional as religious use such as churches, synagogues or other houses of worship.
- (4) Public service facilities.
- (5) Drive-in or drive-through retail commercial, and personal service

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- (6) Private fraternal, social and recreational clubs.
 - (7) Outdoor storage areas, provided that the outdoor storage use is an accessory, is limited to areas in the CG land use category, and does not exceed 20 percent of the area of the building which is the principal use on the site.
 - (8) Single-family or duplex.
 - (9) Private schools.
 - (10) Exhibition of reptiles by permit.
 - (11) Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2015-03, § 1, 2-24-15; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-320. Building site area requirements.

The minimum building site area requirements in the C-3, retail commercial district are as follows:

- (1) Lot size:
 - a. For all uses except multifamily, vacation rental and temporary lodging units: 4,000 square feet.
 - b. Duplex and triplex units: 3,000 square feet per dwelling unit.
 - c. Multiplex or 4+ multifamily and vacation rental units and above: 2,420 square feet per dwelling unit.
 - d. Public service facilities: Shall not exceed a maximum area of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
 - a. All permitted uses except multifamily, vacation rental and temporary lodging units: 40 feet.
 - b. ~~Multifamily, vacation rental~~ and temporary lodging units: 60 feet.
- (3) Lot depth: All permitted uses: 80 feet.
- (4) For properties located in the commercial general (CG) future land use category in the comprehensive plan, the density is a maximum of 15 residential dwelling units 15 vacation rental units, or 40 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-326(f).
- (5) For properties located in the residential/office/retail (R/O/R) future land use category in the comprehensive plan, the maximum density is 18 residential dwelling units, 18 vacation rental units, or 40 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-326(g).
- (6) For properties located in the commercial core district of the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan, the maximum density is 15 residential dwelling units, 15 vacation rental units, and 60 temporary lodging units per acre.
- (7) For properties located in the transition district of the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan, the maximum density is 15 residential dwelling units, 15 vacation rental units, and 60 temporary lodging units per acre.

(Code 1983, § 20-404; Ord. No. 1043, § 2, 6-14-05; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2022-10, § 2, 5-11-22; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-321. Setback requirements.

The following ~~minimum~~ setbacks shall apply in the C-3, retail commercial district, and shall be measured from the right of way to the structure:

- (1) Front yard: ~~25 feet, measured from right of way to structure.~~
 - a. Gulf Boulevard: Minimum 10 feet
 - b. All other roadways: Minimum 10 feet
- (2) Rear yard: ~~ten~~ 10 feet, except waterfront lots which will have a rear setback of 18 feet.
- (3) Side yard: Minimum 5 feet
- (4) Street-side yard: Minimum 10 feet
 - a. ~~All permitted uses except multifamily/tourist dwelling units will have a side setback of ten feet.~~
 - b. ~~Multifamily/tourist dwelling units:~~
 1. ~~For proposed uses located on properties between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.~~
 2. ~~For lots greater than 80 feet in width, the minimum side yard setback is as follows:~~
 3. ~~A total of 33 percent of the lot width shall be reserved for side yard setbacks. In no event shall one side be less than the following:~~
 - i. ~~Lots less than 120 feet: ten feet.~~
 - ii. ~~Lots less than 240 feet: 15 feet.~~
 - iii. ~~Lots 240 feet or greater: 20 feet.~~

(Code 1983, § 20-404)

Sec. 110-322. Maximum building height.

- (1) Properties in the commercial general (CG) or residential/office/retail (R/O/R) future land use category of the comprehensive plan other than multifamily or temporary lodging uses shall have a maximum building height of three stories or 34 feet from design flood elevation (DFE) to the roof eave line. An extra story is permitted, for a maximum of four stories or 44 feet, if one of the following is provided:
 - a. Active ground floor commercial use.
 - b. Ground floor parking.
- (2) Properties in the commercial general (CG) or residential/office/retail (R/O/R) future land use category of the comprehensive plan with a multifamily or temporary lodging use shall have a maximum building height of four stories or 44 feet from design flood elevation (DFE) to the roof eave line. An extra story is permitted, for a maximum of five stories or 55 feet, if one of the following is provided:
 - a. Active ground floor commercial use.
 - b. Ground floor parking.

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- (3) Properties located in the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan shall have a maximum building height of:
 - a. Commercial Core: three stories from base flood elevation (BFE).
 - b. Transition District: two stories from base flood elevation (BFE).

(Code 1983, § 20-404; Ord. No. 2021-23, § 1, 11-10-21; Ord. No. 2022-10, § 3, 5-11-22; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-323. Maximum lot coverage.

The maximum lot coverage in the C-3, retail commercial district is based on the use and future land use categories in the comprehensive plan as follows:

- (1) Commercial general (CG) commercial use: the floor area ratio (FAR) is 0.55.
- (2) Residential/office/retail (R/O/R) commercial use: the floor area ratio (FAR) is 0.55.
- (3) Planned redevelopment-mixed use (PR-MU) commercial core district: the floor area ratio (FAR) is 1.2.
- (4) Planned redevelopment-mixed use (PR-MU) transition district: the floor area ratio (FAR) is 1.2.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2022-10, § 4, 5-11-22; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-324. Impervious surface ratio (ISR).

- (a) For properties located in the commercial general (CG) or residential/office/retail (R/O/R) future land use categories of the comprehensive plan the impervious surface ratios (ISR) are:
 - (1) The impervious surface ratio (ISR) for all uses, other than temporary lodging units, is 0.70.
 - (2) The impervious surface ratio (ISR) for temporary lodging units is 0.85.
- (b) For properties located in the planned redevelopment-mixed use (PR-MU) future land use category the impervious surface ratios (ISR) are:
 - (1) Commercial core district: the impervious surface ratio (ISR) is 0.85.
 - (2) Transition district: the impervious surface ratio (ISR) is 0.70.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-325. Buffering requirements.

- (a) Parking lots/garages for temporary lodging and nonresidential uses in the C-3, retail commercial district shall be designed to minimize their impacts to any adjacent residential uses as established in the land development regulations.
- (b) During the development process, existing curb cuts in the C-3, retail commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.
- (c) All development within the C-3, retail commercial district in this category will meet or exceed the buffering/landscape requirements as outlined in chapter 106, article II.

(Code 1983, § 20-404; Ord. No. 2023-29, § 1, 12-13-23)

Sec. 110-326. Special requirements.

- (a) In the C-3, retail commercial district residential dwelling units, vacation rental units, and temporary lodging units are permitted above first-floor commercial or office units.
- (b) No structure in the C-3, retail commercial district may be wider than 150 feet parallel to the front yard right-of-way. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet.
- (c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening.
- (d) Mixed uses in a single development shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

For properties designated Activity Center (AC) or Retail and Services (R&S) on the Countywide Plan Map, a bonus is available. For vertically integrated, transit supportive mixed-use, a waiver may be sought pursuant to Section 86-29 to maximize both density and intensity on the development site. For development sites of 5 acres or more, vertically integrated mixed-use is required, per the Forward Pinellas Countywide Rules.

- (e) Institutional, other than public educational facilities shall not exceed a maximum area of five acres. Transportation and/or utility uses shall not exceed a maximum area of three acres.
- (f) In the commercial general (CG) future land use category of the comprehensive plan, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.
- (g) In the residential/office/retail (R/O/R) future land use category of the comprehensive plan, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08; Ord. No. 2022-10, § 5, 5-11-22; Ord. No. 2023-29, § 1, 12-13-23; Ord. No. 2024-13, § 1, 9-11-24)

Sec. 110-327. Site Design Standards

For new developments on properties designated Activity Center (AC) or Retail and Services (R&S) on the Countywide Plan Map and seeking the bonus in Sec. 110-326(d), the following site design standards apply:

- (a) Parking lots shall be located to the side or rear of the building and are prohibited from being located between the primary frontage and the street.
 - 1. Parking lot screening and landscaping shall be in accordance with Sec. 106-35.
- (b) Sidewalks shall be constructed in accordance with Sec. 58-31.
- (c) Along Gulf Boulevard, a planting and furnishing zone shall be required between the sidewalk and roadway with a minimum width of 5 feet. Where right-of-way widths are limited, the planting and furnishing zone may

be located between the sidewalk and the property line, or within the first 5 feet of the front setback, pursuant to an administrative waiver in Section 86-29.

(d) Gas stations along Gulf Boulevard are subject to the following requirements:

1. The fuel pump canopy does not count as part of the building for the purposes of determining FAR.
2. Gas pumps must be located to the side or rear of the building.
3. A maximum of 4 fuel positions (may be dual sided for a total of 8 fueling pumps) per gas station is allowed.
4. Only one curb cut per street frontage is allowed.
5. The fuel canopy must have similar architecture to the building. The fuel canopy must meet the minimum building setbacks and is exempt from the maximum setbacks.
6. No more than one gas station is allowed per block face.

Sec. 110-328. Building Design Standards

For new developments on properties designated Activity Center (AC) or Retail and Services (R&S) on the Countywide Plan Map and seeking the bonus in Sec. 110-326(d), the following building design standards apply:

- (a) Facades facing streets. Buildings facing a public street shall have windows comprising a minimum of 30% of the street facing façade. Windows shall not feel false or applied.
- (b) Facade rhythms. The building facades should incorporate multiple rhythms or cadences (rather than a single repetitive rhythm). This is accomplished with a rich variety of surface treatments such as architectural features, large storefront windows and door frames, projecting bay window displays, canopies above the door, awnings, etc. Individual storefront facades should be narrow and change often to add richness to the sidewalk, street, and neighborhood. The preferred width of the storefront is approximately 40 feet and should have a maximum width of 100 feet.
 - a. Blank walls are prohibited on street facing facades.
- (c) Corner treatment. In cases where buildings are on a corner, special treatment is encouraged for the buildings at these locations. This includes such things as rounded or cut corners, articulated corner entrances, accented display windows, special corner roof features, projected covered public entry, etc.
- (d) Stepbacks. Building height stepbacks - Buildings exceeding 2-stories adjacent to property with existing single family home uses or property with a Residential Medium (RM) FLUM designation shall have a building stepback to minimize impacts on adjacent properties. The building stepback shall measure a minimum of ten (10) feet deep from the lower story building facade commencing above the second story to increase light and air movement and mitigate the effect of the increased height on the adjacent properties. At the discretion of the Community Development Director or designee, if setbacks are proposed beyond the minimum required, stepbacks may be waived.
- (e) Mechanical screening. Any new mechanical units, including heating, ventilation and air conditioning equipment (HVAC) and exhaust and supply fans, shall be located in a visually inconspicuous area of a building, such as shielded on the roof, and not visible or shielded from public right-of-way.
- (f) Structured parking facades must blend into the built environment with a visual appearance from the public right-of-way as an occupied building.
- (g) Electric, gas service, public utility meters, satellite antennas, and associated services that are visible from the public right-of-way shall be located in the most inconspicuous location on a building, if the services must be located in a prominent visual location, screening with an enclosure may be required or painted to match the predominant facade color.

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- (h) Window and door shutters must be appropriate for the size of window or door.
 - (i) Awnings shall be below 14 feet in height, not less than 8 feet above the sidewalk. Internally lit or plastic awnings are not permitted. All awnings must comply with city codes.
 - (j) All solid waste and recycling containers are required to be screened from the right-of-way and adjacent properties.
 - (k) No single structure may be wider than 120 feet, paralleling to the right-of-way without providing a visual appearance of multiple buildings in increments of 40 to 100 feet.

Secs. 110-3297—110-345. Reserved.

DIVISION 8. C-4, MARINE COMMERCIAL

Sec. 110-346. Definition; purpose and intent.

The purpose of the C-4, marine commercial district is to provide for those commercial uses which are directly related to commercial and marine uses and associated services. The C-4, marine commercial district correlates with the commercial general (CG) future land use category, the residential office retail (R/O/R) future land use category, and the planned redevelopment-mixed-use (PR-MU) future land use category of the City of Madeira Beach Comprehensive Plan and retail and services (R&S) and activity center plan categories in the countywide plan.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 2022-11, § 1, 5-11-22; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 110-347. Permitted uses.

The permitted uses in the C-4, marine commercial district are as follows:

- (1) Marina and commercial docks.
- (2) Boat repair and sales.
- (3) Retail commercial.
- (4) Temporary lodging units.
- (5) Commercial/business service use, offices and personal service.
- (6) Commercial fishing activities and working waterfront.
- (7) Charter and party boat operations.
- (8) Adult entertainment establishments (article VI, division 13 of this chapter).
- (9) Mixed Use: Residential dwelling units and vacation rental dwelling units located above first floor commercial or office units within this district.
- (10) Townhouses (see chapter 110, Zoning, article VI, Supplementary District Regulations, division 10, Specific Development Standards, subdivision III, Townhouses, for additional standards).

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Sec. 110-348. Accessory uses.

The accessory uses in the C-4, marine commercial district are as follows:

- (1) Off-street parking.
- (2) Marine and boat storage.
- (3) Essential services.
- (4) Other accessory uses, customarily incidental to the permitted use.
- (5) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
- (6) Wireless communication towers shall be allowed, through special permit granted by the board of commissioners, as an alternative to prohibiting towers and only in the event substantial proof is submitted by an applicant which demonstrates that no existing tower, structure, or building can accommodate the applicant's proposed antenna. Wireless communication towers must further comply with the provisions of article VI, division 12, subdivisions I, II and IV of this chapter.

(Code 1983, § 20-404)

Sec. 110-349. Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-4, marine commercial district:

- (1) Service stations.
- (2) Commercial recreation.
- (3) Public administration and service facilities.
- (4) Drive-in or drive-through retail commercial, personal service, and business service.
- (5) Institutional as religious use such as churches, synagogues and other houses of worship.
- (6) Outdoor storage areas provided that the outdoor storage use is an accessory, is limited to areas in the CG land use category, and does not exceed 20 percent of the area of the building which is the principal use on the site.
- (7) Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental. or residential unit.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Sec. 110-350. Building site area requirements.

The minimum building site area requirements in the C-4, marine commercial district are as follows:

- (1) Lot size:
 - a. All permitted uses except temporary lodging units: 4,000 square feet.

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- b. Residential dwellings and vacation rental units above first floor commercial: 3,000 square feet per unit.
 - c. Public service facilities: Shall not exceed a maximum area of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
 - a. All permitted uses except temporary lodging: 40 feet.
 - b. Temporary lodging: 60 feet.
 - (3) Lot depth: All permitted uses 80 feet.
 - (4) For properties located in the commercial general (CG) future land use category, the density is a maximum of 15 residential dwelling units, 15 vacation rental units, or 40 temporary lodging units. Alternative temporary lodging use standards are allowed as detailed in subsection 110-356(e).
 - (5) For properties located in the residential/office/retail (R/O/R) future land use category, the density is a maximum of 18 residential dwelling units, 18 vacation rental units, or 40 temporary lodging units. Alternative temporary lodging use standards are allowed as detailed in subsection 110-356(f).
 - (6) For properties located in the planned redevelopment-mixed use (PR-MU) future land use category, the density is a maximum of 15 residential dwelling units, 15 vacation rental units, or 60 temporary lodging units.

(Code 1983, § 20-404; Ord. No. 1043, § 3, 6-14-05; Ord. No. 1138, § 8, 12-9-08; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Sec. 110-351. Building setback requirements.

The following minimum setbacks shall apply in the C-4, marine commercial district:

- (1) Front yard: ~~25~~ 20 feet.
- (2) Rear yard: 18 feet.
- (3) Side yard: Minimum of ~~ten 5 feet, except as provided in the land development regulations.~~
- (4) Street Side Yard: Minimum 10 feet.
 - b. ~~Temporary lodging units:~~
 - 1. ~~For lots between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.~~
 - 2. ~~For lot widths greater than 80 feet, the minimum side yard setback shall be as follows: A total of 33 percent of the lot width shall be reserved for side yard setbacks. In no event shall one side be less than the following:~~
 - i. ~~Lots less than 120 feet: ten feet.~~
 - ii. ~~Lots less than 240 feet: 15 feet.~~
 - iii. ~~Lots 240 feet or greater: 20 feet.~~

(Code 1983, § 20-404; Ord. No. 2023-30, § 1, 12-13-23)

Sec. 110-352. Maximum building height.

- (1) Properties in the commercial general (CG) or residential office retail (R/O/R) future land use of the comprehensive plan with commercial uses shall have a maximum building height of three stories or 34 feet from design flood elevation (DFE) to the roof eave line. An extra story is permitted, for a maximum of four stories or 44 feet, if one of the following is provided:
 - a. Active ground floor commercial use.
 - b. Ground floor parking.
 - (2) Properties in the commercial general (CG) or residential office retail (R/O/R) future land use of the comprehensive plan with residential, vacation rental, or temporary lodging use in the C-4, marine commercial district shall have a maximum building height of four stories or 44 feet from design flood elevation (DFE) to the roof eave line. An extra story is permitted, for a maximum of five stories or 55 feet, if one of the following is provided:
 - a. Active ground floor commercial use.
 - b. Ground floor parking.
 - (3) Properties in the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan maximum building height shall be three stories above base flood elevation (BFE).
- (Code 1983, § 20-404; Ord. No. 2021-23, § 1, 11-10-21; Ord. No. 2022-11, § 2, 5-11-22; Ord. No. 2024-14, § 1, 9-11-24)

Sec. 110-353. Maximum lot coverage.

The maximum lot coverage in the C-4, marine commercial district is as follows:

- (1) Commercial uses:
 - a. Commercial general (CG) future land use category: the floor area ratio (FAR) is 0.55.
 - b. Residential/office/retail (R/O/R) future land use category: the floor area ratio (FAR) is 0.55.
 - c. Planned redevelopment-mixed use (PR-MU) future land use category: the floor area ratio (FAR) is 0.55.
- (2) Public service facilities:
 - a. Institutional: the floor area ratio (FAR) is 0.55.
 - b. Transportation/utility: the floor area ratio (FAR) is 0.55.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 2022-11, § 3, 5-11-22; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Sec. 110-354. Impervious surface ratio (ISR).

- (a) For properties located in the commercial general (CG) or residential office retail (R/O/R) future land use category of the comprehensive plan, the impervious surface ratio (ISR) is 0.85.
- (b) For properties located in the planned redevelopment-mixed use (PR-MU) Future Land Use Category, the impervious surface ratio is 0.70.

(Ord. No. 2022-11, § 4, 5-11-22; Ord. No. 2024-14, § 1, 9-11-24)

Editor's note(s)—Ord. No 2022-11, § 4, adopted May 11, 2022, renumbered the former § 110-354 as § 110-355 and enacted a new § 110-354 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.

Sec. 110-355. Buffering requirements.

- (a) Parking lots/garages for temporary lodging and nonresidential uses in the C-4, marine commercial district shall be designed to minimize their impacts to any adjacent residential uses as established in the land development regulations.
- (b) During the development process, existing curb cuts in the C-4, marine commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties. Properties along Gulf Boulevard are limited to one curb cut and must be accessed from a side street or alley, if available.
- (c) All development within the C-4, marine commercial district in this category will meet or exceed the buffering/landscape requirements as outlined in chapter 106, article II.

(Code 1983, § 20-404; Ord. No. 2022-11, § 5, 5-11-22; Ord. No. 2023-30, § 1, 12-13-23)

Editor's note(s)—Ord. No 2022-11, § 5, adopted May 11, 2022, renumbered the former § 110-354 as § 110-355 as set out herein. See also the editor's note at § 110-354.

Sec. 110-356. Special requirements.

- (a) In the C-4, marine commercial district residential dwelling units, vacation rental units, and temporary lodging units are permitted above ground floor commercial or office units within this district.
- (b) No structure in the C-4, marine commercial district may be wider than 150 feet parallel to the front yard right-of-way. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet or equal to 50 percent of the height of the tallest building on the same parcel, whichever is more restrictive.
- (c) Mixed uses in a single development shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.
For properties designated Activity Center (AC) or Retail and Services (R&S) on the Countywide Plan Map, a bonus is available. For vertically integrated, transit supportive mixed-use, a waiver may be sought pursuant to Section 86-29 to maximize both density and intensity on the development site. For development sites of 5 acres or more, vertically integrated mixed-use is required, per the Forward Pinellas Countywide Rules.
- (d) Institutional, other than public educational facilities shall not exceed a maximum area of five acres. Transportation and/or utility uses shall not exceed a maximum area of three acres.
- (e) In the commercial general (CG) future land use category, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.
- (f) In the Residential/Office/Retail (R/O/R) future land use category, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative

temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 1173, § 1, 9-28-10; Ord. No. 2022-11, § 6, 5-11-22; Ord. No. 2023-30, § 1, 12-13-23; Ord. No. 2024-14, § 1, 9-11-24)

Editor's note(s)—Ord. No 2022-11, § 6, adopted May 11, 2022, renumbered the former § 110-355 as § 110-356 as set out herein. See also the editor's note at § 110-355.

Sec. 110-357. Site Design Standards

- (a) Parking lots shall be located on the side or rear of the building and are prohibited from being located between the primary frontage and the street.
 - 1. Parking lot screening and landscaping shall be in accordance with Sec. 106-35.
- (b) Sidewalks shall be constructed in accordance with Sec. 58-31.
- (c) Along Gulf Boulevard, a planting and furnishing zone shall be required between the sidewalk and roadway with a minimum width of 5 feet. Where right-of-way widths are limited, the planting and furnishing zone may be located between the sidewalk and the property line, or within the first 5 feet of the front setback, pursuant to an administrative waiver in Section 86-29.
- (d) Gas stations along Gulf Boulevard are subject to the following requirements:
 - 1. The fuel pump canopy does not count as part of the building for the purposes of determining FAR.
 - 2. Gas pumps must be located to the side or rear of the building.
 - 3. A maximum of 4 fuel positions (may be dual sided for a total of 8 fueling pumps) per gas station is allowed.
 - 4. Only one curb cut per street frontage is allowed.
 - 5. The fuel canopy must have similar architecture to the building. The fuel canopy must meet the minimum building setbacks and is exempt from the maximum setbacks
 - 6. No more than one gas station is allowed per block face.

Sec. 110-358. Building Design Standards

The following design standards are applicable to all new development in the C-4 District:

- (a) Facades facing streets. Buildings facing a public street shall have windows comprising a minimum of 30% of the street facing façade. Windows shall not feel false or applied.
- (b) Facade rhythms. The building facades should incorporate multiple rhythms or cadences (rather than a single repetitive rhythm). This is accomplished with a rich variety of surface treatments such as architectural features, large storefront windows and door frames, projecting bay window displays, canopies above the door, awnings, etc. Individual storefront facades should be narrow and change often to add richness to the sidewalk, street, and neighborhood. The preferred width of the storefront is approximately 40 feet and should have a maximum width of 100 feet.
 - a. Blank walls are prohibited on street facing facades.
- (c) Corner treatment. In cases where buildings are on a corner special treatment is encouraged for the buildings at these locations. This includes such things as rounded or cut corners, articulated corner entrances, accented display windows, special corner roof features, etc.

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- (d) Stepbacks. Building height stepbacks - Buildings exceeding 2-stories adjacent to property with existing single family home uses or property with a Residential Medium (RM) FLUM designation shall have a building stepback to minimize impacts on adjacent properties. The building stepback shall measure a minimum of ten (10) feet deep from the lower story building facade commencing above the second story to increase light and air movement and mitigate the effect of the increased height on the adjacent properties. At the discretion of the Community Development Director or designee, if setbacks are proposed beyond the minimum required, stepbacks may be waived.
- (e) Mechanical Screening. Any new mechanical units, including heating, ventilation and air conditioning equipment (HVAC) and exhaust and supply fans, shall be located in a visually inconspicuous area of a building, such as shielded on the roof, and not visible or shielded from public right-of-way.
- (f) Structured parking facades must blend into the built environment with a visual appearance from the public right-of-way as an occupied building.
- (g) Electric, gas service, public utility meters, satellite antennas, and associated services that are visible from the public right-of-way shall be located in the most inconspicuous location on a building, if the services must be located in a prominent visual location, screening with an enclosure may be required or painted to match the predominant facade color.
- (h) Window and door shutters must be appropriate for the size of window or door.
- (i) Awnings shall be below 14 feet in height, not less than 8 feet above the sidewalk. Internally lit or plastic awnings are not permitted. All awnings must comply with city codes.
- (j) All solid waste and recycling containers are required to be screened from the right-of-way and adjacent properties.
- (k) No single structure may be wider than 120 feet, parallelling to the right-of-way without providing a visual appearance of multiple buildings in increments of 40 to 100 feet.

Secs. 110-3597—110-375. Reserved.