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## *DIVISION 4. R-3, MEDIUM DENSITY MULTIFAMILY RESIDENTIAL*

### **Sec. 110-226. Definition; purpose and intent.**

The R-3, medium density multifamily residential district provides for medium density development for residential, vacation rental, and temporary lodging facilities at locations where public facilities are adequate to support such intensity. The R-3, medium density multifamily residential district correlates with the resort facilities medium (RFM) [and Planned Redevelopment Mixed Use \(PR-MU\)](#) future land use category of the City of Madeira Beach Comprehensive Plan, and Resort (R) [and Activity Center \(AC\)](#) plan category in the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08; Ord. No. 2022-14 , § 1, 5-11-22; Ord. No. 2023-26 , § 1, 12-13-23)

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

### **Sec. 110-227. Permitted uses.**

The permitted uses in the R-3, medium density multifamily residential district are as follows:

- (1) Single-family.
- (2) Duplex.
- (3) Triplex.
- (4) Multifamily.
- (5) [Townhouses \(see Chapter 110 - Zoning, Article VI. - Supplementary District Regulations, Division 10. - Specific Development Standards, Subdivision III. - Townhouses for additional standards\).](#)
- (56) Vacation rental.
- (67) Temporary lodging.
- (78) Restaurants, excluding drive-in restaurants (provided that the provisions of subsection 110-236(f) are met).
- (89) Publicly owned or operated parks and recreation areas.
- (910) Institutional.

(Code 1983, § 20-404; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-228. Accessory uses.**

The accessory uses in the R-3, medium density multifamily residential district are as follows:

- (1) Home occupation.
- (2) Private garages and carports.
- (3) Swimming pools or cabanas used as bath houses.
- (4) Residential docks.
- (5) Essential services.

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- (6) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
  - (7) Retail commercial and personal service/office support uses.

(Code 1983, § 20-404; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-229. 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 R-3, medium density multifamily residential district:

- (1) Retail commercial and personal service/office support uses as a stand-alone use (provided that the provisions of subsection 110-236(f) are met).
- (2) Public service facilities.
- (3) Commercial recreation.
- (4) Open rooftop uses.

(Code 1983, § 20-404; Ord. No. 2017-03 , § 4, 3-7-17; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-230. Building site area requirements.**

The minimum building site area requirements in the R-3, medium density multifamily residential district are as follows:

- (1) Lot size:
  - a. Single-family: 4,000 square feet.
  - b. Duplex, triplex: 3,000 square feet per dwelling unit.
  - c. Multifamily: 2,420 square feet per dwelling unit.
  - d. Restaurants and retail commercial: 5,000 square feet.
  - e. Public service facilities: Shall not exceed a maximum area of three 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. Single-family, duplex, triplex: 40 feet.
  - b. Multifamily and temporary lodging: 60 feet.
  - c. Restaurants: 60 feet.
- (3) Lot depth: All permitted uses 80 feet.
- (4) Properties in the Resort Facilities Medium (RFM) future land use category of the Comprehensive Plan, have a maximum density. ~~The density is a maximum~~ of 18 residential dwelling units, 18 vacation rental units, or 50 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-236(e).
- (5) Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category of the Comprehensive Plan have the following maximum densities:

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a. Causeway District: 15 residential dwelling units, 15 vacation rental units, or 60 temporary lodging units per acre

b. Beachfront District: 15 residential dwelling units, 15 vacation rental units, or 30 temporary lodging units per acre

c. Peninsula District: 15 residential dwelling units, 15 vacation rental units, or 15 temporary lodging units per acre

(Code 1983, § 20-404; Ord. No. 1043, § 1, 6-14-05; Ord. No. 1138, § 4, 12-9-08; Ord. No. 2022-14 , § 2, 5-11-22; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-231. Setback requirements.**

The following minimum setbacks shall apply in the R-3, medium density multifamily residential district. Vacation rentals are built to residential standards:

- (1) Front yard:
  - a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure.
  - b. Multifamily, temporary lodging, and retail commercial: 25 feet.
- (2) Rear yard: 25 feet, unless otherwise provided in the land development regulations, and then the more restrictive requirement shall apply.
- (3) Waterfront yard: For lots with a waterfront yard on the Gulf of Mexico, the setback shall be landward of to the county coastal construction control line.
- (4) Side yard setbacks:
  - a. Single-family, duplex and triplex dwellings:
    1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.
    2. For lots 50 feet or greater in width, the minimum total side yard setback shall be 15 feet with a minimum of seven feet on either side.
  - b. Multifamily, temporary lodging, and retail commercial: The minimum side yard setback shall be ten feet provided that the provisions of section 110-236 are met.

(Code 1983, § 20-404; Ord. No. 2022-14 , § 3, 5-11-22; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-232. Maximum building height.**

(1) Properties in the Resort Facilities Medium (RFM) Future Land Use Category of the Comprehensive Plan have a maximum building height of 44 feet measured from the design flood elevation (DFE). ~~No building in the R-3, medium density multifamily residential district shall exceed 44 feet in height.~~

(2) Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category of the Comprehensive Plan maximum building height:

- a. Causeway District: three (3) stories above base flood elevation (BFE)
- b. Beachfront District: three (3) stories above base flood elevation (BFE)
- c. Peninsula District: three (3) stories above base flood elevation (BFE)

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(Code 1983, § 20-404; Ord. No. 2021-23 , § 1, 11-10-21; Ord. No. 2022-14 , § 4, 5-11-22)

### **Sec. 110-233. Maximum lot coverage.**

The maximum lot coverage in the R-3, medium density multifamily residential district is as follows:

- (1) Properties in the Resort Facility Medium (RFM) Future Land Use Category of the Comprehensive Plan have the following maximum floor area ratios (FAR):
  - a. Other commercial uses: Floor area ratio (FAR) 0.55.
  - ~~(2)~~ b. Public service facilities: Floor area ratio (FAR) 0.65.
  - ~~(3)~~ c. Public owned parks and recreation facilities: Floor area ratio (FAR) 0.25.
- (2) Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category of the Comprehensive Plan have the following maximum floor area ratio (FAR) for commercial uses:
  - a. Causeway District: Floor area ratio (FAR) 0.55
  - b. Beachfront District: Floor area ratio (FAR) 0.55
  - c. Peninsula District: Floor area ratio (FAR) 0.30

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08; Ord. No. 2022-14 , § 5, 5-11-22; Ord. No. 2023-26 , § 1, 12-13-23)

### **Sec. 110-234. Impervious surface ratio (ISR).**

- a. Properties in the Resort Facilities Medium (RFM) Future Land Use Category of the Comprehensive Plan have a maximum impervious surface ratio (ISR) of 0.85. The impervious surface ratio (ISR) in the R-3, medium density multifamily residential district for all uses is 0.85.
- b. Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category of the Comprehensive Plan have a maximum impervious surface ratio of 0.70.

(Code 1983, § 20-404; Ord. No. 2022-14 , § 6, 5-11-22)

### **Sec. 110-235. Buffering requirements.**

Buffering requirements in the R-3, medium density multifamily residential district are as follows:

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

(Code 1983, § 20-404; Ord. No. 2023-26 , § 1, 12-13-23)

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**Sec. 110-236. Special requirements.**

- (a) No structure in the R-3, medium density multifamily residential district shall be constructed that is greater than 250 feet in width. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet.
- (b) 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 net land area of the property.
- (c) 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.
- (d) When a proposed multifamily, temporary lodging or commercial use in the R-3, medium density multifamily residential district abuts a single-family, duplex, or triplex, 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.
- (e) ~~Properties in~~ the Resort Facilities Medium (RFM) future land use category of the Comprehensive Plan, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 2.0. 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) Stand-alone restaurant or retail commercial use must have frontage on Gulf Boulevard or 150<sup>th</sup> Avenue.

(Code 1983, § 20-404; Ord. No. 1138, § 4, 12-9-08; Ord. No. 2022-14 , § 7, 5-11-22; Ord. No. 2023-26 , § 1, 12-13-23)

**Secs. 110-237—110-255. Reserved.**

*DIVISION 7. C-3, RETAIL COMMERCIAL*

**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 ~~C~~ommercial ~~G~~eneral (CG), ~~future land use category and the R~~esidential/~~O~~ffice/~~R~~etail (R/O/R), ~~and~~ Planned Redevelopment-Mixed-Use (PR-MU) future land use category ~~iesy~~ of the City of Madeira Beach Comprehensive Plan and the Retail and Services (R&S) and Activity Center (AC) plan category ~~iesy~~ 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)

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:

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- (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)

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

### **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
- (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 uses.

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(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)

### **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. 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) ~~Within Properties 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) ~~Within Properties in~~ the Residential/Office/Retail (R/O/R) future land use category in the Comprehensive Plan, the ~~density is a maximum of~~ 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) Properties 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) Properties 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)

### **Sec. 110-321. Setback requirements.**

The following minimum setbacks shall apply in the C-3, retail commercial district:

- (1) Front yard: 25 feet, measured from right-of-way to structure.
- (2) Rear yard: ten feet, except waterfront lots which will have a rear setback of 18 feet.
- (3) Side yard:

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- 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.**

- ~~(1a) 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 have a For all uses in the C-3, retail commercial district the maximum building height shall be of 34 feet from design flood elevation (DFE).~~
- ~~(2b) 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 have a maximum building height of 44 feet from design flood elevation. Multifamily/tourist dwelling units in the C-3, retail commercial district shall not exceed 44 feet in height~~
- (3) Properties located within the Planned Redevelopment-Mixed Use (PR-MU) future land use category of the Comprehensive Plan maximum building height:
  - a. Commercial Core: three (3) stories from base flood elevation (BFE)
  - b. Transition District: two (2) 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)

### **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) (1) Commercial General (CG) Commercial use: Floor area ratio (FAR) 0.55.~~
- ~~(2) Residential/Office/Retail (R/O/R) Commercial Use: Floor area ratio (FAR) 0.55.~~
- ~~(3) Planned Redevelopment-Mixed Use (PR-MU) Commercial Core District: Floor Area Ratio (FAR) 1.2.~~
- ~~(4) Planned Redevelopment-Mixed Use (PR-MU) Transition District: Floor Area Ratio (FAR) 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)

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

(a) Properties in the Commercial General (CG) or Residential/Office/Retail (R/O/R) future land use categories of the Comprehensive plan impervious surface ratios (ISR):

~~(1) The impervious surface ratio (ISR) in the C-3, retail commercial district for~~ The impervious surface ratio (ISR) for all uses, other than temporary lodging units, is 0.70.

~~(b) (2)~~ The impervious surface ratio (ISR) for temporary lodging units is 0.85.

(c) Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category impervious surface ratios (ISR):

(1) Causeway District 0.70 impervious surface ratio (ISR)

(2) Commercial Core District 0.85 impervious surface ratio (ISR)

(3) Transition 0.70 impervious surface ratio (ISR)

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

### 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.

(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.

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- (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)

**Secs. 110-327—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, ~~and~~ 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 [category 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)

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).

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- (9) 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)

### **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 uses.

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

### **Sec. 110-350. Building site area requirements.**

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

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

### **Sec. 110-351. Building setback requirements.**

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

- (1) Front yard: 25 feet.
- (2) Rear yard: 18 feet.
- (3) Side yard:
  - a. Minimum of ten feet except as provided in the land development regulations.
  - 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)

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**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 ~~For commercial all-uses in the C-4, marine commercial district the~~ have a maximum building height ~~shall be of~~ 34 feet ~~from design flood elevation.~~
- (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 have a maximum building height of 44 feet from design flood elevation.
- (3) Properties in the Planned Redevelopment-Mixed Use (PR-MU) future land use category of the Comprehensive Plan maximum building height shall be three (3) 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)

**Sec. 110-353. Maximum lot coverage.**

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

- (1) ~~(1)~~ Commercial uses
  - a. ~~Commercial General (CG) future land use category~~ floor area ratio (FAR) 0.55.
  - b. Residential/Office/Retail (R/O/R) future land use category floor area ratio (FAR) 0.55
  - c. Planned Redevelopment-Mixed Use (PR-MU) future land use category floor area ratio (FAR) 0.55
- (2) Public service facilities:
  - a. Institutional: Floor area ratio (FAR) 0.55.
  - b. Transportation/utility: Floor area ratio (FAR) 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)

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

(a) Properties 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) ~~in the C-4, marine commercial district for all uses~~ is 0.85.

(b) Properties in the Planned Redevelopment-Mixed Use (PR-MU) Future Land Use Category, the Impervious Surface Ratios is 0.70.

(Ord. No. 2022-11 , § 4, 5-11-22)

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.

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### **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.
- (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.
- (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)

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.

### **Secs. 110-357—110-375. Reserved.**