

ORDINANCE 15-07

AN ORDINANCE OF THE CITY OF DUNEDIN AMENDING THE POLICY DOCUMENT OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF DUNEDIN TO ADD OBJECTIVE Q PROVIDING THAT REDEVELOPMENT OF BLIGHTED, SUBSTANDARD, INEFFICIENT AND/OR OBSOLETE AREAS SHALL BE A HIGH PRIORITY; ADDING POLICY Q-1 PROVIDING FOR DEVELOPMENT INCENTIVES SUCH AS DENSITY BONUSES, TRANSFER OF DEVELOPMENT RIGHTS, OR DENSITY/INTENSITY AVERAGING; ADDING POLICY Q-2 PROVIDING FOR THE PROHIBITION OF DENSITY BONUSES, TRANSFER OF DEVELOPMENT RIGHTS AND DENSITY/INTENSITY AVERAGING WITHIN THE COASTAL HIGH HAZARD AREA (CHHA); ADDING OBJECTIVE R PROVIDING THAT GROWTH OF TOURISM IS ONE OF DUNEDIN'S PRIMARY ECONOMIC DEVELOPMENT GOALS; ADDING POLICY R-1 PROVIDING THAT DEVELOPMENT PROJECTS MAY UTILIZE THE STANDARD TEMPORARY LODGING DENSITIES AND INTENSITIES SPECIFIED WITHIN EACH COUNTYWIDE PLAN MAP CATEGORY, OR IN THE ALTERNATIVE, UTILIZE ALL, OR ANY PART OF THE HIGHER TEMPORARY LODGING DENSITIES AND ASSOCIATED INTENSITIES INCLUDED IN THE ATTACHED TABLE; ADDING POLICY R-2 PROVIDING FOR A LEGALLY ENFORCEABLE MANDATORY EVACUATION/CLOSURE COVENANT FOR DEVELOPMENT PROJECTS UTILIZING ALL, OR ANY PART OF THE HIGHER TEMPORARY LODGING DENSITIES AND ASSOCIATED INTENSITIES INCLUDED IN THE ATTACHED TABLE; BY AMENDING TABLE 10 OF THE SUPPORT DOCUMENT OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN TITLED "DEVELOPMENT CONTROLS" TO ADDRESS TRANSFER OF DEVELOPMENT RIGHTS AND DENSITY/INTENSITY AVERAGING; TO ADD NARRATIVE LANGUAGE REGARDING DEVELOPMENT INCENTIVES AND RESTRICTIONS OF THOSE INCENTIVES WITHIN THE COASTAL HIGH HAZARD AREA (CHHA) ON PAGE 35 OF THE SUPPORT DOCUMENT; AND REVISING TABLE 13 TITLED "LAND USE CLASSIFICATION REVIEW CRITERIA" TO AMEND THE CRITERIA OF RESORT FACILITIES MEDIUM (RFM), COMMERCIAL RECREATION (CR) AND COMMERCIAL GENERAL (CG); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES

IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, City staff has reviewed the Future Land Use Element of the Comprehensive Plan and has recommended updating the Future Land Use Element of the Dunedin 2025 Comprehensive Plan to add to economic development tools for the City to use in certain redevelopment scenarios; and

WHEREAS, City staff has recommended adding provisions in the Future Land Use Element of the Comprehensive Plan regarding transfer of development rights; and

WHEREAS, the transfer of development rights is the conveyance of development rights by deed, easement, or other legal instrument from a parcel or parcels of land to another parcel or parcels, or within the same parcel, where such conveyance is from one Countywide Plan Map category to a similar, but separately located, or a different, Countywide Plan Map category; and

WHEREAS, City staff has recommended amending the Future Land Use Element of the Comprehensive Plan to provide for density/intensity averaging; and

WHEREAS, density/intensity averaging is the aggregation of the otherwise permitted density and/or intensity of a parcel or parcels of land in a non-uniform or consolidated manner on a portion of such contiguous parcel(s); and

WHEREAS, Countywide Plan Rules provide for certain increased alternative temporary lodging densities as an economic development incentive tool subject to a required development agreement that controls the use of the incentive; and

WHEREAS, the Department of Economic Opportunity, in its function as the State Land Planning Agency, has reviewed and provided comment on the amendments to the Future Land Use Element of the Comprehensive Plan in accordance with F.S. 163.3184(3).

WHEREAS, this change to the Comprehensive Plan allows for the alternative standards to be used in the Resort Facility Medium (RFM), the Commercial General (CG), and the Commercial Recreation (CR) land use categories within the City of Dunedin; now, therefore

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the policy document for the Future Land Use Element of the Dunedin 2025 Comprehensive Plan is amended to add Objective Q which shall read as follows:

OBJECTIVE Q: The redevelopment of blighted, substandard, inefficient and/or obsolete areas shall be a high priority and promoted through the implementation of redevelopment and special area plans, the construction of catalytic private projects, and public private partnerships.

Section 2. That the policy document for the Future Land Use Element of the Dunedin 2025 Comprehensive Plan is amended to add Policy Q-1 and Policy Q-2 which shall read as follows:

POLICY Q-1: Redevelopment shall be encouraged, where appropriate, by providing development incentives such as density bonuses, transfer of development rights, or density/intensity averaging.

POLICY Q-2: Density bonuses, transfer of development rights, and density/intensity averaging are prohibited in the Coastal High Hazard Area (CHHA).

Section 3. That the policy document for the Future Land Use Element of the Dunedin 2025 Comprehensive Plan is amended to add Objective R which shall read as follows:

OBJECTIVE R: The growth of tourism is one of Dunedin's primary economic development goals. In support of this economic goal, the development of additional hotel room inventory.

Section 4. That the policy document for the Future Land Use Element of the Dunedin 2025 Comprehensive Plan is amended to add Policy R-1 and Policy R-2 which shall read as follows:

POLICY R-1: Development projects may utilize the standard temporary lodging densities and intensities specified within each Countywide Plan Map category that provides for such use; or may, in the alternative, utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the Table below, subject to the additional requirements listed in the City's Land Development Regulations.

POLICY R-2: Development projects located in the Coastal High Hazard Area (CHHA) may utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the Table below. However, these specific temporary uses shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center.

TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS

		Maximum Density/Intensity Standards		
Plan Category	Temporary Lodging On Property That Is:	Units/Acre	FAR	ISR
RFM	Less Than One Acre	45	1.0	0.85
	Between One Acre And Three Acres	60	1.5	0.85
	Greater Than Three Acres	75	2.0	0.85
CR		60	1.2	0.90
CG		60	1.2	0.90

Section 5. That Table 10 titled “Development Controls” of the Future Land Use Element of the Dunedin 2025 Comprehensive Plan support document shall be amended in its entirety as set forth in Exhibit “A” which is attached hereto and incorporated herein.

Section 6. That the narrative language of the Future Land Use Element of the Dunedin 2025 Comprehensive Plan support document immediately following Table 10 on page 35 shall be amended to include the following language after the words “rejuvenate downtown”:

Development Incentives

Transfer of Development Rights and Density/Intensity Averaging

The redevelopment of blighted, substandard, inefficient and/or obsolete areas is a high priority and should be promoted through the implementation of redevelopment and special area plans, the construction of catalytic private projects, and public private partnerships. To assist these projects, incentives such as density bonuses, transfer of development rights, or density/intensity averaging can be authorized by the City Commission.

Density bonuses, transfer of development rights, and density/intensity averaging are prohibited in the Coastal High Hazard Area (CHHA).

Alternative Lodging Density/Intensity Standards

Development projects, except for the Coastal High Hazard Area, may utilize the standard temporary lodging densities and intensities specified within each Countywide Plan Map category that provides for such use; or may, in the alternative, utilize all, or any part of, the

higher temporary lodging densities and associated intensities included in the Table below. Development projects located in the Coastal High Hazard Area (CHHA) may also utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the table below. However, these specific temporary uses shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center.

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CR		60	1.2	0.90
CG		60	1.2	0.90

Section 7. That Table 13 titled “Land Use Classification Review Criteria” set forth in the Future Land Use Element of the Dunedin 2025 Comprehensive Plan support document is amended in its entirety to read as set forth in Exhibit “B” which is attached hereto and incorporated herein.

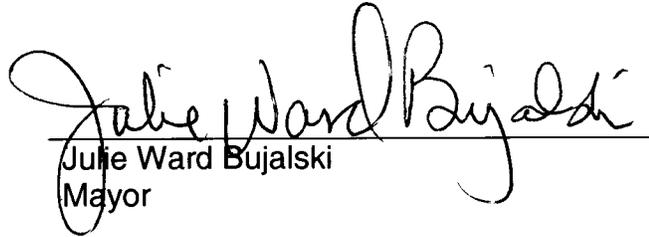
Section 8. If any section or portion of a section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Ordinance.

Section 9. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section 10. That the effective date of this Plan Amendment shall be thirty-one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a Final Order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits or land uses dependent on this amendment may be issued or commenced before it has become effective. If a Final Order of Noncompliance is issued by the Administration Commission, this

amendment may nevertheless be made effective by adoption of a Resolution affirming its effective status, a copy of which Resolution shall be sent to the Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 18th day of June, 2015.


Julie Ward Bujalski
Mayor

ATTEST:


Denise M. Kirkpatrick
City Clerk

READ FIRST TIME AND PASSED: February 5, 2015

READ SECOND TIME AND ADOPTED: June 18, 2015

Ordinance 15-07

EXHIBIT "A"

viability of the area in which the proposed development or redevelopment is located.

Economically-related uses.

A change in or loss of existing or previously established uses constituting an economic impact on the portion of the community in which the development or redevelopment is located. A change of use from a mixed use to a single use relative to its location within the community which potentially defeats the purpose of providing a mixture of uses in appropriate locations beneficial to the economics of the community, including the loss of tourist facilities, retail opportunities, transient accommodations and similar matters which can potentially impact the economic viability or diversity of the community.

- POLICY O-2:** By December of 2008, the City will develop guidelines by ordinance that will further refine the criteria and type of analysis to determine compatibility, but the general concepts set forth in Policy O-1 above will be applicable prior to guideline adoption.
- OBJECTIVE P:** The City will support and retain working waterfronts as much as possible.
- POLICY P-1:** The City will continue its use of the Commercial Recreation land use to identify working waterfronts enterprises.
- POLICY P-2:** Assist the state in its management of Honeymoon Island and Caladesi Island.
- POLICY P-3:** Continue the operation of the City Marina.
- OBJECTIVE Q:** The redevelopment of blighted, substandard, inefficient and/or obsolete areas shall be a high priority and promoted through the implementation of redevelopment and special area plans, the construction of catalytic private projects, and public private partnerships.
- POLICY Q-1:** Redevelopment shall be encouraged, where appropriate, by providing development incentives such as density bonuses, transfer of development rights, or density / intensity averaging.



POLICY Q-2: Density bonuses, transfer of development rights, and density / intensity averaging are prohibited in the Coastal High Hazard Area (CHHA).

OBJECTIVE R: The growth of tourism is one of the Dunedin's primary economic development goals. In support of this economic goal, the development of additional hotel room inventory.

POLICY R-1: Development projects may utilize the standard temporary lodging densities and intensities specified within each Countywide Plan Map category that provides for such use; or may, in the alternative, utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the Table below, subject to the additional requirements listed in the City's Land Development Regulations:

POLICY R-2: Development projects located in the Coastal High Hazard Area (CHHA) may utilize all, or any part of, the higher temporary lodging densities and associated intensities included in the Table below. However, these specific temporary uses shall prepare a legally enforceable mandatory evacuation/closure covenant, stating that the temporary lodging use will be closed as soon as practicable after a hurricane watch is posted for Pinellas County by the National Hurricane Center.

TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS

<u>Plan Category</u>	<u>Temporary Lodging On Property That Is:</u>	<u>Maximum Density/Intensity Standards</u>		
		<u>Units/Acre</u>	<u>FAR</u>	<u>ISR</u>
<u>RFM</u>	<u>Less Than One Acre</u>	<u>45</u>	<u>1.0</u>	<u>0.85</u>
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Ordinance 15-07

EXHIBIT "B"

TABLE 10 DEVELOPMENT CONTROLS					
CONTROL	IN COMPREHENSIVE PLAN?	IN UDC?	ELSEWHERE?	DISCUSSION	EFFECTIVENESS
Open Space Requirements	No	Yes	N/A	Land Dedication ordinance sets down parkland requirements for developments of five units or more	Has generated open space or funds for purchase of parkland
Development Clustering Requirements	No	No	N/A		
Other Development Strategies	Yes	Yes	N/A	UDC allows zero-lot line developments; comprehensive plan defines illustrative uses including townhouses and garden apartments	Only one zero-lot line development currently; one other zero-lot line site plan has been approved
Phasing of Development Requirements	No	Yes	N/A	UDC allows development to be built in phases	Several larger developments have been built in phases (Royal Stewart Arms, Chesapeake Apartments)
Land Use Locational Criteria	Yes	Yes	N/A	Comprehensive plan defines illustrative uses and proper locations; UDC specifies permitted uses	Compatibility is weighed greatly in land use plan amendments and on site plans
Infrastructure Extension Controls	No	Yes	N/A	UDC mandates that development shall install own utilities and hook to City for Services	Very effective implementation reduces costs to City
Allocation of Future Development Costs	No	No	N/A		
Extent New Development Pays Its Way	No	Yes	County Transportation Impact Fees	Development/Impact Fees are charged for sewer, water, fire, parks (in lieu of land) and police	Although generating hundreds of thousands of dollars impact fees do not fully cover costs associated with development
Transfer of Development Rights	No <u>Yes</u>	Yes	PPC's County-wide Rules. <u>City LDRs.</u>	Unbuildable upland land can transfer out at rate of one UPA or 5% FAR per acre	Not used very often. <u>Economic development incentive</u>
<u>Density / Intensity Averaging</u>	<u>Yes</u>	<u>Yes</u>	<u>PPC's County-wide Rules. City LDRs.</u>		<u>Economic development incentive</u>
Purchase of Development Rights	No	Yes	N/A	UDC allows purchase or donation of land necessary for easements (e.g., ROW, construction, utility, drainage)	Very effective for easement acquisition
Planned Unit Development Requirements	No	Yes	N/A	Planned Residential-1 and -2 categories in Zoning Code	Over a dozen planned residential developments in the City



TABLE 10 (CONTINUED)

CONTROL	IN COMPREHENSIVE PLAN?	IN UDC ?	ELSEWHERE?	DISCUSSION	EFFECTIVENESS
Traditional Neighborhood Development Requirements	No	No	No		
Land Use Functional Linkages and Mixed Uses	Yes	Yes	PPC's County-wide Rules	CRD land use promotes redevelopment and mixed uses	Downtown has enjoyed a resurgence
Jobs-to-Housing Balance Requirements	No	No	N/A		
Criteria for Designating New Urban Lands	No	No	N/A		
Provision for New Towns, Rural Villages or Rural Activity Centers	No	No	N/A		
Functional Buffering Requirements	No	Yes	No	UDC provides for visual and noise buffering of commercial and industrial activities from lower intensity	Very effective in protecting residential from effects of industrial activities
Urban Area Expansion Restrictions	No	No	Florida Statutes	Restrictions on annexations: contiguous and cannot create enclaves	Annexations have been minimal in recent years
Planning Strategies that Protect Agricultural Areas and Environmentally Sensitive Lands	Yes	Yes	Yes	Comprehensive Plan policies, concurrency requirements and site plan review protect wetlands and aquifer recharge areas	Minimal impact on wetlands
Urban Service Areas	Yes	No	Yes	City has defined a water service area, a sewer service area, a solid waste collection area; with existing services and facilities, entire City should qualify as an existing urban service area	Water and solid waste served effectively; may be a need for a sewer extension plan
Urban Growth Boundaries	Yes	No		City entered into an Inerlocal Agreement with Pinellas County for planning purposes in the Planning Area	Planning Area limits maximum extent City can expect to annex land
Access Management Controls	No	Yes	FDOT	Site plan review allows for adjusting of ingress/egress points; development on state roads must receive access permits from FDOT	Mixed effectiveness: older developments can present concerns (e.g., residential on Alternate US 19), but SR 580 functions well

Source: Dunedin Planning & Development, 2007



Development Incentives

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Density bonuses, transfer of development rights, and density / intensity averaging are prohibited in the Coastal High Hazard Area (CHHA).

Alternative Lodging Density/Intensity Standards

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TEMPORARY LODGING DENSITY AND INTENSITY STANDARDS

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Although the City has an extensive shoreline, there is very little commerce associated with it. Most of the waterfront is subsumed by recreation and open space or by residential development.



There are a few commercial establishments related to water activities spread interspersed with other uses. Figure 6 shows those non-residential, non-vacant uses residing along the shoreline, not only of the mainland but also of the offshore islands as well.

Recreational uses predominate. Both Honeymoon and Caladesi Island are included in this assessment because, as state parks, they employ persons who make their livelihood working there. A subset of recreation is the marina, three of which are located in Dunedin. One is public and operated by the City. A set of docks can accommodate 194 vessels of varying sizes, including 12 commercial, 9 transient and 173 recreational. It also has commercial unloading to a wharf-front seafood market, and provides a trailered boat launching ramp.



**TABLE 13
LAND USE CLASSIFICATION REVIEW CRITERIA**

TYPE	DENSITY/INTENSITY	PURPOSE	USE CHARACTERISTICS	LOCATIONAL CHARACTERISTICS	TRANSPORTATION CHARACTERISTICS	OTHERS/COMMENTS
Residential Use Classification						
Residential Suburban (RS)	0 to 2.5 UPA 3 beds/DU REUS 0.30 FAR NRU 0.60 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in a suburban low intensity residential manner	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas where use and development characteristics are suburban residential in nature, and in areas serving as a transition between more rural and more urban residential areas.	Areas served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network	
Residential Low (RL)	2.6 to 5.0 UPA 3 beds/DU REUS 0.40 FAR NRU 0.65 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in a low density residential manner.	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas where use and development characteristics are low density residential in nature, and in areas serving as a transition between more suburban and more urban residential areas	Areas served by and accessed from minor and collector roadways which connect to the arterial network	
Residential Urban (RU)	5.1 to 7.5 UPA 3 beds/DU REUS 0.40 FAR NRU 0.65 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in an urban low density residential manner	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas removed from, but in close proximity to urban activity centers, in areas where use and development characteristics are urban residential in nature, and in areas serving as a transition between more suburban and more urban residential areas.	Areas served by and accessed from minor and collector roadways which connect to the arterial network.	
Residential Low Medium (RLM)	7.6 to 10.0 UPA 3 beds/DU REUS 0.50 FAR NRU 0.75 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in a low to moderately intensive residential manner	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas in close proximity to urban activity centers, in areas where use and development characteristics are low medium residential in nature, and in areas serving as a transition between low density and high density residential areas	Areas served by and accessed from minor and collector roadways which connect to the arterial network	
Residential Medium (RM)	10.1 to 15.0 UPA 3 beds/DU REUS 0.50 FAR NRU 0.75 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in a moderately intensive residential manner	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas within or in close proximity to urban activity centers, in areas where use and development characteristics are medium density residential in nature, and in areas serving as a transition between less urban and more urban residential and mixed use areas.	These areas are typically in close proximity to and may have direct access from the arterial network	
Residential High (RH)	15.1 to 30 UPA 3 beds/DU REUS 0.60 FAR NRU 0.85 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those parcels in the City that are currently developed, or appropriate to be developed, in a highly intensive residential manner	Primary: Residential Secondary: Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/ Open Space	In areas within or in close proximity to urban activity centers, in areas where use and development characteristics are high density residential in nature, and in areas serving as an urban center	These areas are typically in close proximity to and may have direct access from the arterial network and are served by mass transit in a manner that provides an alternative to individual automobile use.	This designation is generally not appropriate for coastal high hazard and evacuation level "A" areas



TABLE 13 (CONTINUED)

TYPE	DENSITY/INTENSITY	PURPOSE	USE CHARACTERISTICS	LOCATIONAL CHARACTERISTICS	TRANSPORTATION CHARACTERISTICS	OTHERS/COMMENTS
Mixed Use Classification						
Residential/Office General (R/OG)	15 UPA Residential Max RDP ≤ 50% 3 beds/DU REUS 0.50 FAR NRU 0.75 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those areas of the county that are now developed, or appropriate to be developed, in an office and/or medium density residential use.	Primary: Office; residential. Secondary: Residential equivalent; institutional; retail sales	In areas where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semi-public use, and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.	Should be served by arterial and major collector facilities and mass transit.	Personal service, office support, retail sales cannot exceed 10% of total floor area of main structure.
Residential/Office/Retail (R/OR)	15 UPA Residential Max RDP ≤ 50% 30 UPA TA 3 beds/DU REUS 0.40 FAR NRU 0.85 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those areas of the county that are now developed, or appropriate to be developed, in residential, office and/or retail commercial use.	Primary: Office; residential; retail commercial; personal service Secondary: Residential equivalent; institutional.	In areas where it would serve as a transition from an urban activity center or more intensive non-residential use to residential, office or public/semi-public use, and in areas where the size and scale of development will accommodate true mixed residential, office and retail use.	Areas that are typically in close proximity to and served by the arterial and major collector highway network and where mixed use development allows interaction between uses and encourages mass transit and non-vehicular trips.	
Resort Facilities Medium (RFM)	15 UPA Residential Max RDP ≤ 50% 3 beds/DU REUS 30 UPA TA ** 0.65 FAR NRU 0.85 ISR NRU 3 acre ANRTU threshold 5 acre I threshold	To show those areas of the City that are now developed, or appropriate to be developed, in medium density residential and resort or tourist facility use.	Primary: Transient accommodation; residential. Secondary: Residential equivalent; institutional; tourist facilities.	In areas where it would identify existing moderately intensive mixed residential and hotel/motel use, or in locations where unique recreational assets warrant the combination of permanent and temporary accommodations.	Should be served by arterial and major collector network, as well as by mass transit.	
Planned Redevelopment Mixed Use (PR-MU)	By special area plan. 3 acre ANRTU threshold 5 acre I threshold	To show those areas of the City that are developed with a collection of residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary. This category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.	By special area plan.	By special area plan.	By special area plan.	10 acre minimum site size.



TABLE 13 (CONTINUED)

TYPE	DENSITY/INTENSITY	PURPOSE	USE CHARACTERISTICS	LOCATIONAL CHARACTERISTICS	TRANSPORTATION CHARACTERISTICS	OTHERS/COMMENTS
Commercial Use Classification						
Commercial Neighborhood (CN)	10 UPA Residential Max RDP ≤ 50% 3 beds/DU REUS 0.40 FAR NRU 0.80 ISR NRU 5 acre ITU threshold	To show those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide local, neighborhood scale, convenience commercial goods and services.	Primary: Office; personal service; retail commercial; commercial/business service. Secondary: Residential; residential equivalent; institutional.	In areas adjacent to and on the periphery of large, definable residential neighborhoods; in areas distant from other commercially designated proper- ties and situated so as to preclude strip-like commercial development.	These areas are generally located on a collector roadway and oriented to a specific and limited geographic neighborhood as distinct from through traffic on an arterial.	
Commercial Limited (CL)	15 UPA Residential Max RDP ≤ 50% 3 beds/DU REUS 0.45 FAR NRU 0.85 ISR NRU 5 acre ITU threshold	To show those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide limited, roadway oriented commercial goods and services.	Primary: Office; personal service; retail commercial; commercial/business service. Secondary: Residential; residential equivalent; institutional.	In areas adjacent to and fronting on those arterial and major collector roadways.	On arterials or major collectors.	
Commercial Recreation (CR)	3 beds/DU REUS (at 12.5 UPA Max) 0.55 FAR NRU 0.90 ISR NRU 40 UPA TA ** 5 acre ITU threshold	To show those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide commercial recreation activities.	Primary: Marina; transient accommodation; restaurant; retail commercial. Secondary: Residential equivalent; institutional.	In areas adjacent to activity centers or areas designated for commercial use; in water-dependent locations for marina and boat service use.	Should have good access to major transportation facilities so as to serve the commercial recreation facility needs of the resident and tourist population of the City.	
Commercial General (CG)	15 UPA Residential Max RDP ≤ 50% 3 beds/DU REUS 0.55 FAR NRU 0.90 ISR NRU 40 UPA TA ** 5 acre ITU threshold	To show those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide community and countywide commercial goods and services.	Primary: Retail commercial; office; personal service; commercial/business service; transient accommodation; restaurant; financial institution; Secondary: Residential; residential equivalent; institutional.	In areas in and adjacent to activity centers where sur- rounding land uses support and are compatible with intensive commercial use; in areas supported by arterial or major collector roadways.	On arterials or major collectors; at intersection of two major collectors	

** Eligible for Alternative Lodging Density / Intensity Standards



TABLE 13 (CONTINUED)

TYPE	DENSITY/INTENSITY	PURPOSE	USE CHARACTERISTICS	LOCATIONAL CHARACTERISTICS	TRANSPORTATION CHARACTERISTICS	OTHERS/COMMENTS
Industrial Use Classification						
Industrial Limited (IL)	0.65 FAR NRU 0.85 ISR NRU 5 acre ITU+ threshold	To show those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide clean, low intensity, fully enclosed manufacturing, assembly and research facilities	Primary: Light manufacturing; research; office, wholesale sales; office machine repair Secondary: Retail sales	In areas with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining	Should be served by arterial and major collector network and mass transit.	Retail sales and personal services shall be allowed only as ancillary use and shall not exceed 25% of floor area of principal use. Buffering may be required
Industrial General (IG)	0.75 FAR NRU 0.95 ISR NRU 5 acre ITU threshold	To show those areas of the City that are now developed, or appropriate to be developed, in a manner designed to provide intensive industrial and heavy commercial uses subject to restrictions and requirements so as to be compatible with surrounding land uses.	Primary: Assembly and manufacturing; warehousing; open storage; foundry; open storage, wholesale sales Secondary: Business office	In areas with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses	Should be served by arterial and major collector network and mass transit	Business offices shall be allowed only as ancillary use and shall not exceed 25% of floor area of principal use. Buffering may be required
Public/Semi-Public Use Classification						
Preservation (P)	0.10 FAR 0.10 ISR	To show those areas of the City that are now characterized, or appropriate to be characterized, as a natural resource feature worthy of preservation, and to recognize the significance of preserving such major environmental features and their ecological functions.	Primary: Open and undeveloped areas, swamps, streams, drainage areas, estuary	In areas where it is need to recognize natural resource features wherever they may appear and at a size significant to the feature being depicted in relationship to its surroundings, will frequently occur in a random and irregular pattern interposed	Not Applicable	Transfer of Development Rights are allowed except seaward of Coastal Construction Control Line. Buffer may be required for wetland Preservation areas
Recreation/Open Space (R/OS)	0.25 FAR 0.60 ISR	To show those areas of the County that are now used, or appropriate to be used, for open space and/or recreational purposes.	Primary: Open and undeveloped areas, public/private open space, public/private park; public recreation facility; public beach/water access; golf course/clubhouse	Public and private open spaces and recreational facilities are dispersed throughout the City	Not Applicable	Transfer of Development Rights are allowed
Institutional (I)	3 beds/DU REUS (at 12.5 UPA Max) 0.65 FAR NRU 0.85 ISR NRU 3 acre ANRTU threshold	To show those areas of the City that are now used, or appropriate to be used, for public/semi-public institutional purposes.	Primary: Elementary, middle and high schools, hospital, church, cemetery, fraternal or civic organization; municipal buildings Secondary: Residential; residential equivalent.	In areas where educational, health, public safety, civic, religious and like institutional uses are required to serve the community	Transportation access should be adequate.	



Transportation/Utility (T/U)	0.70 FAR NRU 0.90 ISR NRU 3 acre ANRTU threshold 10 acre IANRU threshold	To show those areas of the City that are now used, or appropriate to be used, for transport and public/private utility services	Primary: Water treatment plant, public works garage, wastewater treatment plant, electric substation. Secondary: Institutional.	In areas where such utility installations are required to serve the community.	Not Applicable	Buffer may be required
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TABLE 13 (CONTINUED)

TYPE	DENSITY/INTENSITY	PURPOSE	USE CHARACTERISTICS	LOCATIONAL CHARACTERISTICS	TRANSPORTATION CHARACTERISTICS	OTHERS/COMMENTS
Special Designations						
Scenic/Non-Commercial Corridor (SNCC)	Related to Special Rules of the County-wide Rules.	To guide the preservation and enhancement of scenic qualities of certain roadways.	Related to Special Rules of the Countywide Rules	Belcher Road from City's southern boundary to Curlew Road, Curlew Road from Alternate US 19 to US 19; Alternate US 19 from Union to Scotland, CR 1 from Union Street to Hermosa	Not Applicable	
Water/Drainage Feature (WDF)	Submerged land, drainage feature (other than as overlay). No density/intensity allocation Drainage Overlay: As for underlying category	To show those water bodies and drainage features, now committed to, or proposed to be recognized for, these respective functions based on their physical characteristics and use. Water bodies include ocean, estuary, lake, pond, river, stream and drainage detention areas.	Primary: Open and undeveloped areas consistent with the water and/or drainage features characterizing these locations. Secondary: Drainage structures and facilities, environmental restoration and nonpermanent open space and recreation uses consistent with the primary purpose of stormwater management	Throughout the City.	Not Applicable	Secondary uses will also include those provided for in the underlying land use category where an overlay is utilized.
Community Redevelopment District (CRD)	By special area plan.	To show those areas of the city that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan	High density residential uses along with retail, office, personal and professional services, employment center, financial, tourist, recreation, public/semi-public, appropriate industrial and specialty good uses, the intent is to have establishments which are compatible for a mixed use approach conducive to increased pedestrian activity and encouraging a "people oriented" downtown.	Community serving downtown location where retail, professional, financial, other business, personal service, high intensity residential, government, recreation, tourist, and employment center uses can be accommodated conveniently as a "multi-use" area with ready access to all modes of transportation.		
ANRTU: Ancillary Non-Residential, Transportation/Utility I: Institutional, please note that Public Educational Facilities are not subject to the Institutional threshold IANRU: Institutional, Ancillary Non-Residential Use ITU: Institutional, Transportation/Utility ITU+: Institutional, Transportation/Utility, Retail Commercial, Personal Service/Office Support, Commercial Business Service, Commercial Recreation, Transient Accommodation RDP: Residential Distribution Percentage TA: Transient Accommodations UPA: Units Per Acre						

