

Character Overlay

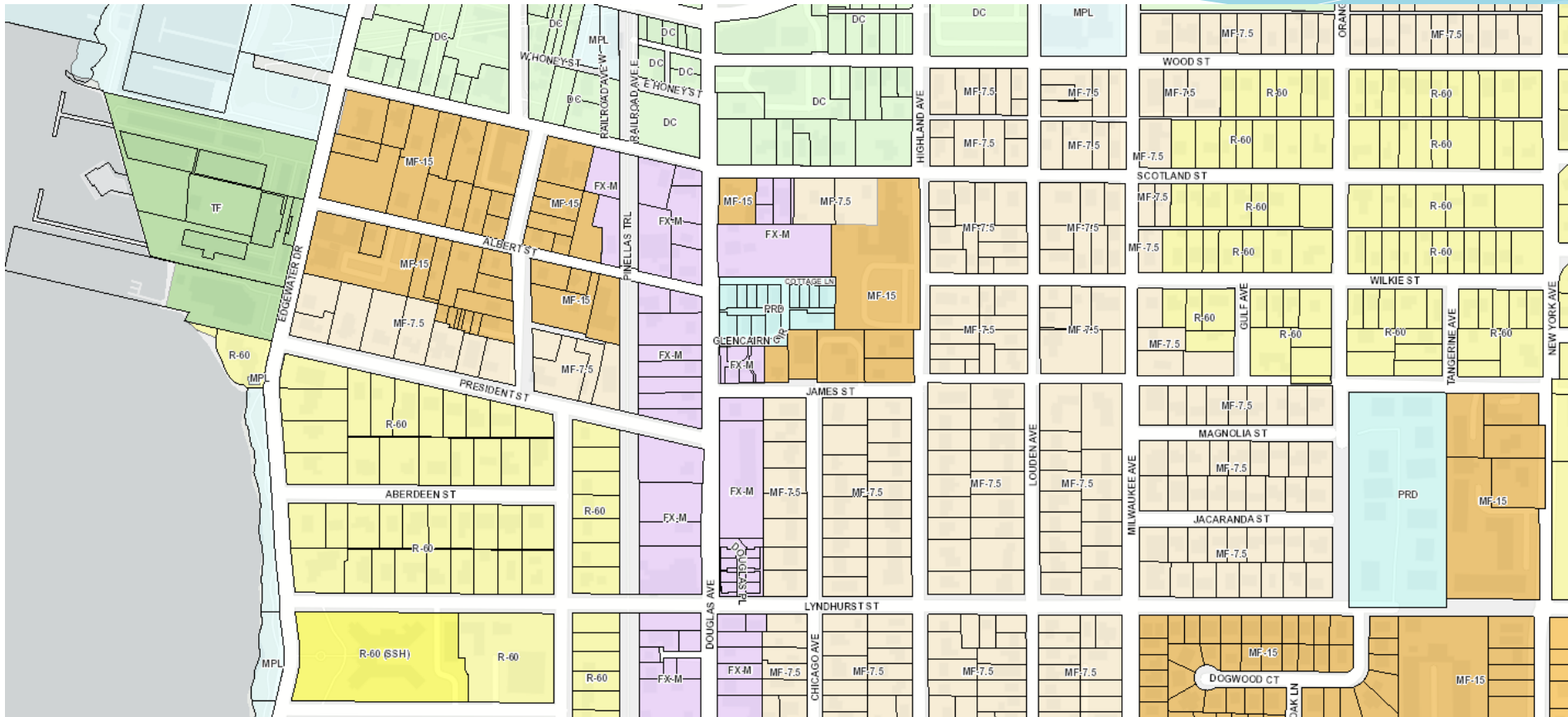
Work Session

April 13, 2021



Home of Honeymoon Island

Downtown South Current Zoning



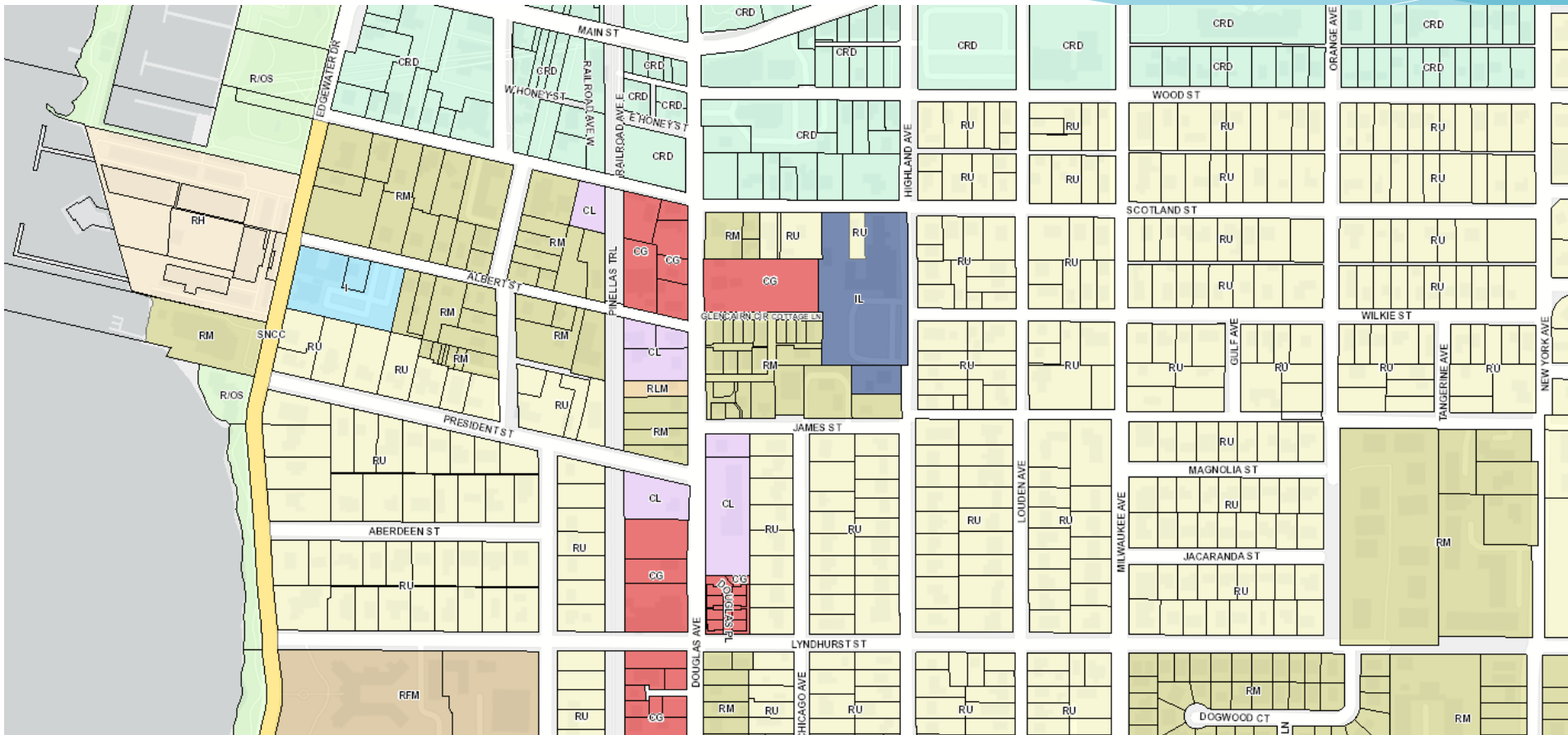
Generally Dictates Height

FX-M – 27' by Right
36' with Approval

MF-7.5 – 35' by Right

MF-15 – 50' by Right
10' StepBack >2 Stories

Downtown South Current Land Use

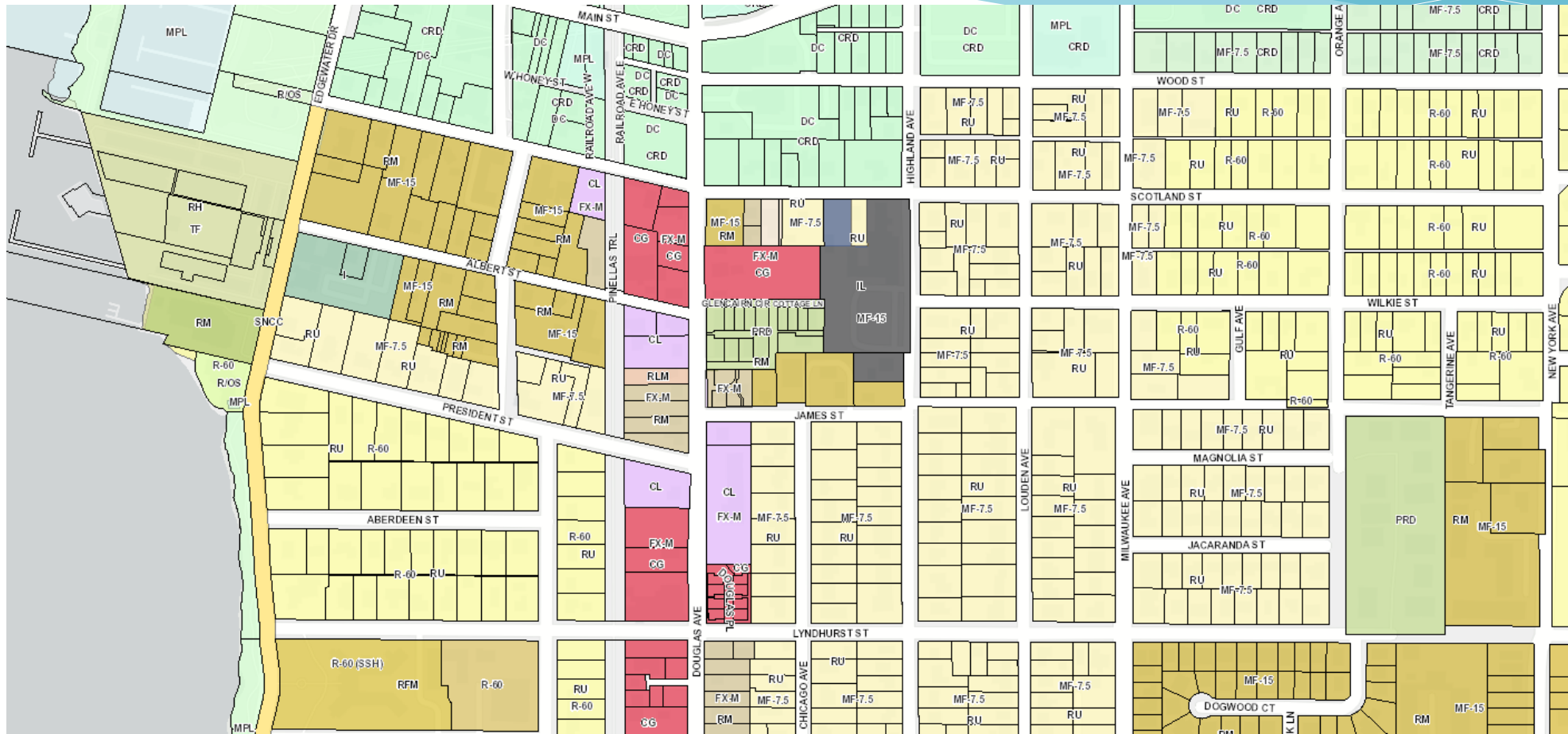


Generally Drives Density

- RU – 7.5/Acre
- RM – 15/Acre
- CG – 15/Acre
- CL – 15/Acre

County Wide Rules
Consistency

Downtown South Current Zoning/Land Use



Zoning Dimensional Standards

City of Dunedin, Florida - Summary of Zoning Districts

Zoning District	Minimum District Size	Minimum Lot Size				Minimum Yard Setbacks					Maximum Building Height ⁷	Maximum Stories ^{7,8}
		Area	Width		Depth	Front	Secondary Front	Side (Single-family use only)	Side	Rear		
			Interior	Corner								
AR	-	40,000 sq ft	100 ft	115 ft	100 ft	40 ft	-	-	25 ft	40 ft	35 ft	3
R-300	-	30,000 sq ft	110 ft	120 ft	125 ft	30 ft	-	-	20 ft	40 ft	35 ft	3
R-200	-	20,000 sq ft	110 ft	120 ft	125 ft	30 ft	-	-	15 ft	30 ft	35 ft	3
R-150	-	15,000 sq ft	110 ft	120 ft	120 ft	30 ft	-	-	10 ft	25 ft	27 ft	2
R-100	-	10,000 sq ft	100 ft	120 ft	110 ft	30 ft	-	-	10 ft	25 ft	27 ft	2
R-90	-	9,000 sq ft	75 ft	90 ft	110 ft	25 ft	-	-	10 ft	20 ft	27 ft	2
R-75	-	7,500 sq ft	75 ft	90 ft	100 ft	20 ft	15 ft	-	10 ft	20 ft	27 ft	2
R-60	-	6,000 sq ft	60 ft	77.5 ft	100 ft	25 ft ¹	10 ft	-	7.5 ft	20 ft	27 ft	2
MF-7.5	-	7,000 sq ft	70 ft	85 ft	100 ft	25 ft ¹	10 ft ²	7.5 ft	10 ft	20 ft	35 ft ³	3
MF-10	-	8,000 sq ft	70 ft	85 ft	100 ft	25 ft ¹	10 ft ²	7.5 ft	10 ft	20 ft	35 ft ³	3
MF-12.5	-	9,000 sq ft	70 ft	85 ft	100 ft	25 ft ¹	10 ft ²	7.5 ft	10 ft	20 ft	50 ft ³	5
MF-15	-	10,000 sq ft	70 ft	85 ft	100 ft	25 ft ¹	10 ft ²	7.5 ft	10 ft	20 ft	50 ft ³	5
MH	15 acres	3,500 sq ft	20 ft	20 ft	-	7.5 ft	-	-	5 ft	5 ft	-	-
PRD	-	Site plan	Site plan	Site plan	Site plan	Site plan ⁴	Site plan ⁴	-	Site plan ⁴	Site plan ⁴	27 ft ⁵	2
TF	40,000 sq ft	20,000 sq ft	100 ft	115 ft	100 ft	25 ft ⁶	-	-	10 ft	10 ft	50 ft	5
DR	-	None	None	None	None	Site plan	-	-	Site plan	Site plan	40/52 ft ⁷	4/5
GO	-	10,000 sq ft	110 ft	115 ft	100 ft	25 ft	-	-	10 ft	20 ft	35 ft	3
NB	20,000 sq ft	10,000 sq ft	100 ft	117.5 ft	100 ft	25 ft ⁶	-	-	7.5 ft	20 ft	35 ft	3
GB	-	15,000 sq ft	100 ft	120 ft	150 ft	30 ft ⁶	-	-	10 ft	20 ft	50 ft ⁷	5
DC (Street Types "A" and "C")	-	None	None	None	None	0-12 ft	-	-	None	None	36 ft ⁷	3
DC (Street Type "B")	-	None	None	None	None	0-12 ft	-	-	5 ft	10 ft	36 ft ⁷	3
SC	10 acres	15,000 sq ft	-	-	-	30 ft ⁶	-	-	20 ft	20 ft	50 ft ⁷	5
CP	-	1 acre	150 ft	175 ft	200 ft	50 ft ⁶	-	-	25 ft	25 ft	35 ft	3
CR	-	1 acre	150 ft	155 ft	200 ft	30 ft	-	-	25 ft	25 ft	50 ft	5
LI	3 acres	15,000 sq ft	100 ft	110 ft	150 ft	25 ft	-	-	15 ft	20 ft	50 ft	5
GI	5 acres	1 acre	80 ft	95 ft	150 ft	25 ft	-	-	10 ft	20 ft	60 ft	6
DI	-	15,000 sq ft	100 ft	100 ft	150 ft	Site plan	-	-	Site plan	Site plan	See Footnote 7	
FX-M			See 103-23.31, Form-Based Zoning Code, Article 3: District Provisions (Sec. 3.1)									
FX-H			See 103-23.31, Form-Based Zoning Code, Article 3: District Provisions (Sec. 3.2)									

Downtown Success

- Success of downtown driving interest/investment in South Side
- Market driving high property values – property owners invested
- Highest and Best Use primarily based on rights offered by the land use and zoning
- Right or wrong, previous administration(s) used land use and zoning to encourage this investment

Compatibility

Compatibility – Viewed 2 ways.

- Can view against what currently exists
- Can view with potential to be developed

Character Overlay

- Voluntary Rezoning – Recent efforts to encourage residents to consider downzoning has not worked
- How to we encourage/drive character and balance rights with compatibility?
- Character Overlay as a tool