

ORDINANCE 20-26

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE TO EXEMPT AFFORDABLE HOUSING PROJECTS FROM A PARKLAND IMPACT FEE; TO PROVIDE FOR AN OFF-STREET PARKING SCHEDULE; TO INCREASE THE MAXIMUM DENSITY BONUS ALLOWED FOR AFFORDABLE HOUSING IN A MULTIFAMILY OR MIXED-USE ZONING DISTRICT FROM 35% TO 50%; TO PROVIDE THAT A DEVELOPMENT AGREEMENT IS REQUIRED, RATHER THAN A CONDITIONAL USE PERMIT, WHEN THE DENSITY BONUS REQUESTED IS ABOVE 20%; TO PROVIDE THAT AFFORDABLE HOUSING PROJECTS SHALL BE EXEMPT FROM PUBLIC ART PROGRAM REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, City staff reviewed Chapters 104, 105 and 110 of the Land Development Code and has recommended that certain revisions are necessary; and

WHEREAS, the recommendations of staff have been found meritorious by the City Commission; and

WHEREAS, the City Commission has received input from the public at two public hearings.

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

Section 1. That Section 104-26.2 of Chapter 104 of the Land Development Code is hereby amended to read as follows:

104-26:2 - Applicability

A Parkland Impact Fee is hereby imposed on the construction of any type of new residential dwelling unit whether single-family, duplex, triplex or multifamily, or the installation of manufactured or mobile homes. A residential use shall include the residential component of mixed-use developments, or the conversion of any existing non-residential use to a new residential use. This fee shall apply to new dwelling units whether individual or multiple building permits are applied for relative to construction on lots in existing subdivisions, parcels or tracts of property; as part of an existing approved Site Plan or new approved Subdivision or Site Plan. The provisions of this section however, shall not apply to accessory

dwelling units, bed and breakfast, hotel and motel establishments, and nursing homes (as defined by the state).

Exemption: Affordable housing projects, as defined by this code pursuant to a Development Agreement and City Commission approval.

Section 2. That Section 105-24.3.6 of Chapter 105 of the Land Development Code is hereby amended to read as follows:

105-24.3.6 Parking within Rights of Way

Parking within the right-of-way is deemed excess parking and does not count toward meeting minimum off-street parking requirements. Unless otherwise expressly stated, all required parking must be located on the project site of the use or development that the parking is required to serve.

Section 3. That a new Section 105-24.3.7 of Chapter 105 of the Land Development Code is hereby created to read as follows:

105-24.3.7 Off-Street Parking Schedules

| Use/Activity | Minimum Requirement | | Maximum Allowed | |
|---|---------------------|---------------------------------------|-----------------|---------------------------------------|
| Residential | | | | |
| Dwelling, single-family detached | d.u. | 2 | d.u. | N/A |
| Dwelling, two family (duplex) | d.u. | 2 | d.u. | N/A |
| Multifamily dwelling (condo, townhome, apartment) | d.u. | 1.5 | d.u. | N/A |
| <u>Multifamily dwelling (affordable unit for seniors)</u> | <u>d.u.</u> | <u>1</u> | <u>d.u.</u> | <u>N/A</u> |
| Live-work unit | d.u. | 1 | d.u. | N/A |
| Manufactured/mobile home | d.u. | 1 | d.u. | N/A |
| Group living home (6 or fewer residents/live-in care) | room | 1 | room | 1 |
| Community residential home (7 to 14 residents) | room | 0.3 | room | 1 |
| Assisted living facility | room | 0.3 | room | 1 |
| Congregate care facility | room | 0.3 | room | 1 |
| Transient Use | | | | |
| Bed-and-breakfast inn | 1 | 1 per room + 2 owner | 1 | 1 per room + 2 owner |
| Hotel, motel, condo-hotel | 0.8 | 0.8 per room + 1 per 800 sf mtg space | 1 | 0.8 per room + 1 per 400 sf mtg space |

| Commercial | | | | |
|--|-----|-------------|-----|--------------|
| Shop, store or bank building | gfa | 1 per 300 | gfa | 1 per 200 |
| Shop, store or bank building with drive-through facility | gfa | 1 per 250 | gfa | 1 per 150 |
| Convenience store w/o gas | gfa | 6 per 1,000 | gfa | 10 per 1,000 |
| Beer, wine, and liquor store (off-premises consumption of alcohol) | gfa | 1 per 300 | gfa | 1 per 200 |
| Bars, taverns, nightclubs, close before 10:00 p.m. no amplified music. | gfa | 1 per 200 | gfa | 1 per 50 |
| Bars, taverns, and nightclubs, close after 10:00 p.m. | gfa | 1 per 200 | gfa | 1 per 50 |
| Craft /micro brewery, winery or distillery | gfa | 1 per 400 | gfa | 1 per 200 |
| Restaurant | gfa | 1 per 75 | gfa | 1 per 50 |
| Department store | gfa | 1 per 300 | gfa | 1 per 200 |
| Grocery store | gfa | 1 per 200 | gfa | 1 per 200 |
| Warehouse discount store/superstore/home improvement store | gfa | 1 per 300 | gfa | 1 per 200 |
| Gasoline station with or without convenience store | gfa | 1 per 500 | gfa | 1 per 375 |
| Automobile repair and service structures (enclosed) | gfa | 1 per 500 | gfa | 1 per 375 |
| Motor vehicle dealer | gfa | 1 per 375 | gfa | 1.5 per 375 |
| Motor vehicle rental and leasing | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Parts, accessories or tires | gfa | 1 per 500 | gfa | 1 per 375 |
| Car wash | gfa | 1 per 500 | gfa | 1 per 375 |
| Boat or marine craft dealer | gfa | 1 per 375 | gfa | 1.5 per 375 |
| Office Building | gfa | 1 per 250 | gfa | 1 per 150 |
| Service industry/maintenance contractor | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Dry cleaning facilities (hazardous chemicals on site) | gfa | 1 per 500 | gfa | 1 per 375 |

| Industrial | | | | |
|--|----------|-----------------|---------|---------------|
| Cottage industry | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Light/clean manufacturing | gfa | 1 per 600 | gfa | 1 per 350 |
| Target employment industry (see definition) | gfa | 1 per 600 | gfa | 1 per 350 |
| Heavy manufacturing facilities | gfa | 1 per 600 | gfa | 1 per 350 |
| Industrial parks | gfa | 1 per 600 | gfa | 1 per 350 |
| Laboratory facility | gfa | 1 per 600 | gfa | 1 per 350 |
| Recycling business | employee | 1 | gfa | N/A |
| Warehouse or storage facility | gfa | 1 per 600 | gfa | 1 per 350 |
| Wholesale trade | gfa | 1 per 600 | gfa | 1 per 350 |
| Public assembly | | | | |
| Performance arts facility | seats | 1 per 6 | seats | 1 per 4 |
| Movie theater | seats | 1 per 6 | seats | 1 per 4 |
| Cultural facility (library, museum, zoo, others) | gfa | 1 per 300 | gfa | 1 per 125 |
| Amusement, sports, or recreation establishment | seats | 1 per 6 | seats | 1 per 4 |
| Fitness, recreational sports, gym, or athletic club | gfa | 1.5 per 1,000 | gfa | 5 per 1,000 |
| Exhibition, convention, or conference structure | seats | 1 per 6 | seats | 1 per 4 |
| Religious facilities | seats | 1 per 8 | seats | 1 per 4 |
| Active open space/athletic fields/golf courses | | N/A | | N/A |
| Institutional or community facilities | | | | |
| Hospital | gfa | 1 per 400 | gfa | 1 per 100 |
| Clinic | gfa | 1 per 400 | gfa | 1 per 100 |
| Municipal service building (fire, law enforcement, city hall, other) | gfa | 1 per 300 | gfa | 1 per 125 |
| School, public or private | classrm | 1.5 per classrm | classrm | 3 per classrm |

| | | | | |
|--|-------|---------------------------|-------|-------------|
| Day care center | gfa | 1 per 375 | gfa | 1.5 per 375 |
| Social services | gfa | 1 per 400 | gfa | 1 per 100 |
| Emergency and relief services | gfa | 1 per 400 | gfa | 1 per 100 |
| Animal hospitals | gfa | 1 per 200 | gfa | 1 per 100 |
| Funeral homes | seats | 1 per 4 | seats | 1 per 2 |
| Cremation facilities | gfa | 1 per 1,000 | gfa | N/A |
| Post offices | — | 1 per empl + 1 per 200 sf | — | N/A |
| Fraternal organizations | — | 1 per 3 members | — | N/A |
| Transportation-related facilities | | | | |
| Surface Parking | N/A | | N/A | |
| Parking structure | N/A | | N/A | |
| Transit station | N/A | | N/A | |
| Bus or truck maintenance facility | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Truck and freight transportation services | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Taxi and limousine service | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Towing and other road services | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Courier and messenger services | gfa | 1 per 1,000 | gfa | 1 per 200 |
| Communication towers | N/A | | N/A | |
| Food trucks, roadside stands, pushcarts, kiosk, etc. | N/A | | N/A | |
| Agriculture, forestry, fishing, and hunting | | | | |
| Urban greenhouses/nurseries | gfa | 1 per 375 | gfa | 1.5 per 375 |
| Commercial nursery | gfa | 1 per 375 | gfa | 1.5 per 375 |
| Equine related activities | gfa | 1 per 1,500 | gfa | 1 per 300 |
| Kennels and other canine-related facilities | gfa | 1 per 1,500 | gfa | 1 per 300 |

| Marina Facilities | | | | |
|-------------------|----|---------------------------------------|----|---------------------------------------|
| Transient Use | ea | 1 per 3 wet slips or dry storage bunk | ea | 1 per 3 wet slips or dry storage bunk |
| Commercial Use | ea | 1 per 3 wet slips or dry storage bunk | ea | 1 per 3 wet slips or dry storage bunk |

Section 4. That Section 105-27.2 of Chapter 105 of the Land Development Code is hereby amended to read as follows:

105-27.2 - MULTIFAMILY RESIDENTIAL DESIGN STANDARDS

(a) Site Design and Building Organization.

1. Access:

a. If possible, no vehicular access from a multifamily development shall be provided on a local street serving existing single-family detached development; however, emergency vehicle access may be provided, as appropriate.

2 Site Layout - Multifamily development is expected to follow a consistent visual theme in terms of architecture, plantings, and site layout in accordance with the following standards:

a. Household-related services or amenities, such as storage, laundry, trash, and parking, shall be within a 300-linear-foot distance of each dwelling unit.

b. Structures containing multiple units can be grouped more closely around amenity areas. Less dense buildings shall be located toward the site's perimeter to take advantage of spaciousness provided by landscaping and parking buffers.

c. Clusters of buildings containing 50 or more units shall be arranged around an open space or recreational amenity and separated from other building groupings by distances of 50 linear feet or more.

3. Primary Entrance Orientation - Building entries shall comply with at least two of the following requirements:

a. At least one main building entry shall face an adjacent street;

- b. Building entrances shall face a courtyard or common open space that has a direct and visible connection to an adjacent street;
 - c. Building entries are connected to a public sidewalk by a system of interior walkways; or
 - d. The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
4. Off-Street Surface Parking Location:
- a. No more than 25 percent of the total off-street surface parking may be located between the structures and adjacent streets.
 - b. Off-street surface parking located on the side of a building shall not occupy more than 50 percent of the lot's street frontage along the primary street. In making that calculation, associated driving areas and driveways shall be included as part of such off-street surface parking.
5. Access to Units:
- a. Shared front entries or stairways shall be permitted only for groupings of two to four units. Long, exterior balconies served by one or two stairways in a single, continuous path are prohibited.
6. Garage and Carport Standards:
- a. Location - To the maximum extent feasible, detached garages, carports, and garage entries shall not be located between a multiple-family building and an adjacent perimeter street, but shall instead be internalized in building groups so that they are not visible from adjacent perimeter streets.
 - b. Design - Detached garages shall be integrated in design with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, color, and details.
 - c. Carports shall be painted a color from the color palette of the development. Lights shall be shielded from spilling onto adjacent property.
7. CPTED Design Requirements - To meet the City's adopted Crime Prevention Through Environmental Design Standards (CPTED), all multifamily development shall comply with the following standards:
- a. Mailboxes shall be located in high-visibility and/or well-lit areas.

- b. Community laundry rooms shall be visible from common, walking, and driving areas. All laundry rooms shall have vision panels to view into the room before entering.
 - c. The community laundry room shall have a minimum of five minimum maintainable foot candles (MMFC) at all times and not have an interior light switch.
 - d. Any wall or fence serving as a barrier for an existing or future swimming pool or spa must comply with the Building Code and CPTED requirements at time of construction, regardless of when the swimming pool or spa may have been constructed. Pool areas shall provide a minimum of ten MMFC from dusk to dawn.
8. Density Bonus: An increase in the maximum density allowed in a multifamily or mixed-use zoning district may be requested if the proposed development is considered affordable (units affordable to households earning less than 120% of the Pinellas County Area Median Income) and/or an age-restricted senior multifamily development, pursuant to the following:
- a. Up to 20% density bonus: Amount of affordable housing provided must be equal to or greater than the density bonus requested.
 - b. Above 20% up to 50% density bonus: Amount of affordable housing provided must be equal to or greater than the density bonus requested. *A Development Agreement is required only when the bonus requested is above 20%.

Section 5. That Section 110-21 of Chapter 110 of the Land Development Code is hereby amended to read as follows:

110-21 - EXEMPTIONS TO PUBLIC ART PROGRAM REQUIREMENTS

- A. Street, alley, sidewalk or sewer projects conceived and executed as projects independent of any other projects which may qualify as a public works project.
- B. Stormwater management projects or any portion of a water or storm sewer project that is built below ground level.
- C. The purchase and installation of equipment that is not attached to, or is not an integral part of, the facility and could be easily removed.
- D. Affordable housing projects, as defined by this code, are eligible for up to a 50% reduction in the required contribution set forth in 110-30 pursuant to a Development Agreement and City Commission approval.

Section 6. That this Ordinance shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 3rd day of September, 2020.




Julie Ward Bujalski
Mayor


Rebecca Schlichter
City Clerk

READ FIRST TIME AND PASSED: August 6, 2020

READ SECOND TIME AND ADOPTED: September 3, 2020