

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING SUBSECTION 4.2.4. TO ELIMINATE THE REQUIREMENT THAT MIXED USE DEVELOPMENTS PROPOSING TO INCORPORATE MORE THAN ONE CONDITIONAL USE BE REVIEWED IN THEIR ENTIRETY AS A CONDITIONAL USE, SECTION 4.7 TO RENAME THE SECTION TO ACCOUNT FOR DENSITY AND INTENSITY AVERAGING STANDARDS PREVIOUSLY LOCATED IN SUBSECTION 8.2.5, TABLE 6-1 TO ADD TARGET EMPLOYMENT USE TYPES, MODIFY WHERE THEY ARE ALLOWED TO ENCOURAGE SUCH USES, AND CONSOLIDATE USE TYPES TO REDUCE REDUNDANCY, SUBSECTION 7.1.1.B TO REMOVE OUTDATED LANGUAGE, SUBSECTION 7.1.1.C TO ADD A DESCRIPTION AND OUTLINE REGULATORY CRITERIA FOR TARGET EMPLOYMENT CENTERS, SUBSECTION 7.3.1 TO ADD DESIGN CRITERIA, SUBSECTION 8.2.3 TO CHANGE REFERENCES TO DENSITY AND INTENSITY AVERAGING FROM SUBSECTION 8.2.5 TO SUBSECTION 4.7, SUBSECTION 8.2.5 TO REMOVE STANDARDS RELATED TO DENSITY AND INTENSITY FOR MIXED USE PROJECTS AND DEVELOPMENTS IN MULTIMODAL CORRIDORS AND ACTIVITY CENTERS AND MOVE THEM TO SECTION 4.7 AND RENUMBER SUBSECTIONS 8.2.6, 8.2.7, AND 8.2.8 TO 8.2.5, 8.2.6, AND 8.2.7 ACCORDINGLY, TABLE 8-1 TO ADD TARGET EMPLOYMENT CENTERS AS A LAND USE CLASSIFICATION, SUBSECTION 8.4.2 TO INCLUDE TARGET EMPLOYMENT CENTERS IN THE LIST OF AREAS EXEMPT FROM BUILDING PLACEMENT STANDARDS, SUBSECTION 8.9.3.B TO INCLUDE TARGET EMPLOYMENT CENTERS AS AN AREA WHERE ADDITIONAL DENSITY AND INTENSITY BONUSES ARE OFFERED, SUBSECTION 15.7.3 TO ELIMINATE STANDARDS RELATING TO LIGHT MANUFACTURING USES; SUBSECTION 15.19.C(4) HOTELS TO CLARIFY BONUS OPTIONS AVAILABLE WITHIN TARGET EMPLOYMENT CENTERS; CHAPTER 20 TO ADD DEFINITIONS FOR AGRICULTURE, BUSINESS INCUBATOR, CLASS A OFFICE, FOOD PROCESSING AND PACKING PLANT (INCLUDING TEST KITCHENS AND GHOST KITCHENS), MANUFACTURING – LIGHT, MANUFACTURING – HEAVY, MIXED USE VERTICALLY INTEGRATED, REPAIR SHOP LIGHT, RESEARCH & DEVELOPMENT (R&D) - LIGHT, RESEARCH & DEVELOPMENT (R&D) – HEAVY, TECHNICAL SCHOOL, TRADE SCHOOL COMMERCIAL, AND URBAN AGRICULTURE; BY CREATING SUBSECTION 4.7.7 TO ESTABLISH DENSITY AND INTENSITY AVERAGING STANDARDS PREVIOUSLY LOCATED IN SUBSECTION 8.2.5 FOR ACTIVITY CENTERS, MULTIMODAL CORRIDORS AND TARGET EMPLOYMENT CENTERS, SUBSECTIONS 5.2.4.Y, 5.2.4.Y.1, AND 5.2.4.Y.2 TO ESTABLISH DESCRIPTIONS AND LOCATIONAL CHARACTERISTICS FOR THE TARGET EMPLOYMENT CENTER OVERLAY AND ITS ASSOCIATED SUBCATEGORIES OF SUBURBAN INDUSTRIAL, AND SUBURBAN OFFICE, SUBSECTION 7.1.1.C, 7.1.1.C.1, AND 7.1.1.C.2 TO ADD LOCATION, DESCRIPTION, AND REGULATORY AUTHORITY STANDARDS FOR TARGET EMPLOYMENT CENTERS, SUBSECTION 7.3.1.C TO ADD DESIGN CRITERIA FOR NEIGHBORHOOD ACTIVITY CENTERS, SUBSECTION 7.3.2 TARGET EMPLOYMENT CENTERS TO ESTABLISH STANDARDS AND BONUS OPTIONS FOR DEVELOPMENTS INCORPORATING TARGET EMPLOYMENT USES WITHIN A TARGET EMPLOYMENT CENTER, SUBSECTION 8.9.3.B.5 TO ESTABLISH MIXED USE DEVELOPMENT STACKING BONUS STANDARDS FOR MULTIMODAL

CORRIDORS, ACTIVITY CENTERS, AND TARGET EMPLOYMENT CENTERS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this ordinance is adopted pursuant to the policy and authority provided by Part II of Chapter 163, Florida Statutes; and

WHEREAS, the City of Largo has adopted the Comprehensive Development Code (CDC) which encompasses all of the City's land development regulations; and

WHEREAS, the CDC is intended to regulate and protect the health, safety and welfare of the citizens of Largo, and to implement the City's Comprehensive Plan; and

WHEREAS, 166.021(8)(a), Florida Statutes, finds there is a need to "enhance and expand economic activity in the municipalities of this state by attracting and retaining manufacturing development, business enterprise management, and other activities conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the state, to enhance and preserve purchasing power and employment opportunities for the residents of this state, and to improve the welfare and competitive position of the state."; and

WHEREAS, the City of Largo's Economic Development Element of its Comprehensive Plan includes a n objective to "Support the growth and retention of targeted industry businesses that will utilize the local workforce and offer wages above the countywide average"; and

WHEREAS, the City of Largo's Economic Development Element of its Comprehensive Plan includes a goal to "Increase the development, redevelopment and reuse potential of properties and buildings by providing information, incentives and programs, and increasing the City's municipal footprint through annexations to enhance and unify the City's commercial corridors and neighborhoods."; and

WHEREAS, the City of Largo's Economic Development Element of its Comprehensive Plan includes a policy to "Utilize the Target Employment Center Overlay (TECo) designation to attract and expand target employment uses and permit bonus intensities as identified in Table FLUE-1, of the Future Land Use Element."; and

WHEREAS, the original Target Employment Center overlays were adopted after the 2008 Target Employment Industrial Lands Study (TEILS) was completed; and

WHEREAS, the new Target Employment Center overlay subcategories are being proposed for the existing target employment centers per the findings of the 2023 update to the Target Employment Industrial Lands Study (TEILS); and

WHEREAS, the new Target Employment Center overlay subcategories would ensure consistency between the City of Largo Comprehensive Development Code and the Forward Pinellas Countywide Rules; and

WHEREAS, the new Target Employment Center overlay subcategories would allow greater flexibility of uses for those target industries within the overlay boundaries; and

WHEREAS, the new Target Employment Center overlay subcategories would allow for greater density and intensity of uses for those target industries within the overlay boundaries.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF LARGO HEREBY ORDAINS¹:

Section 1. That the above recitals are true and correct and are hereby incorporated by reference as the findings of the City Commission.

SECTION 2. THAT SUBSECTION 4.2.4.E OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

4.2.4 - Review Criteria for Conditional Uses

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E. ~~Mixed use developments (if applicable)~~ If a proposed mixed use development includes one or more conditional uses, the entire development shall be reviewed as a conditional use. This provision also applies when one or more of the uses of an existing mixed used development is proposed to be substituted by a conditional use. Restrictions - all applicants must also comply with the following restrictions in order to qualify for conditional use review.

- (1) Minimum lot area - A minimum lot area of fifteen thousand (15,000) square feet shall be required for all non-residential conditional uses;
- (2) Acreage limitations - A land use amendment shall be required for parcels larger than three (3) acres in size on Residential, CRD, ROR, or R/OG land use designations, and larger than five (5) acres on Commercial or Industrial land use designations, in accordance with the Countywide Rules; and
- (3) Prohibited locations - Non-residential conditional use developments are not allowed on local or minor collector roads. In the case of dual roadway frontage, at least one of the roadways classifications must be a major collector roadway classification or higher.

SECTION 3 THAT SUBSECTION 4.2.4.F IS REPEALED.

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F. ~~Restrictions~~ all applicants must also comply with the following restrictions in order to qualify for conditional use review.

- (1) ~~Minimum lot area~~ A minimum lot area of fifteen thousand (15,000) square feet shall be required for all non-residential conditional uses;
- (2) ~~Acreage limitations~~ A land use amendment shall be required for parcels larger than three (3) acres in size on Residential, CRD, ROR, or R/OG land use designations, and larger than five (5) acres on Commercial or Industrial land use designations, in accordance with the Countywide Rules; and
- (3) ~~Prohibited locations~~ Non-residential conditional use developments are not allowed on local or minor collector roads. In the case of dual roadway frontage, at least one of the roadways classifications must be a major collector roadway classification or higher.

SECTION 4 THAT THE TITLE OF SECTION 4.7 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 4.7 Level IV, Transfer of Development Rights (TDR) and Density/Intensity Averaging

SECTION 5 THAT SUBSECTION 4.7.7 OF THE COMPREHENSIVE DEVELOPMENT CODE IS CREATED AND SHALL READ AS FOLLOWS:

A. Density and Intensity Averaging:

1. In accordance with the Countywide Rules, 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 parcels. Lots are contiguous when parcels touch along a boundary or directly across any roadway or other right-of-way from each other. Density/intensity averaging is permitted in accordance with the Countywide Rules, Sec. 5.2.1.2, within a single Target Employment Center, Activity Center, or Multimodal Corridor as a whole, provided that:
 - (1) The maximum density or intensity standard for the applicable subcategory is not exceeded on an average areawide basis; and
 - (2) Adoption and subsequent amendment of density/intensity standards is subject to the provisions of Countywide Rules Division 6.2.
2. Density/intensity averaging, within the Target Employment Centers, Multimodal Corridors, and Activity Centers as otherwise governed by the Countywide Rules shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density/intensity averaging provision.
3. The City shall maintain permanent records of all deed restrictions and covenants recorded, and development rights averaged between two contiguous parcels, and make available forms on which to apply for density/intensity averaging. The density/intensity averaging application shall be part of an application for a development permit and any associated development agreement, if required, to develop the property. The Development Controls Officer shall be responsible for the following:
 - a) The density/intensity averaging application shall contain:
 - i. A signed written agreement between the two parcel owners.
 - ii. A certificate of title for each parcel prepared by an attorney licensed to practice law in the State of Florida.
 - iii. Two copies of signed and sealed surveys, including legal descriptions, for the proposed parcels prepared by a licensed land surveyor.
 - iv. A statement of the type and number of development rights in terms of density or intensity being averaged.
 - v. Such additional information required the by the Development Controls Officer as necessary to determine the number of development rights that qualify for averaging.
 - b) A density/intensity averaging certificate shall identify:
 - i. The two parcel owners

- ii. A legal description of the two parcels to be averaged on which the calculation of the development rights is based.
 - iii. A statement of the number of development rights in either dwelling units per net acre or square feet of nonresidential floor area eligible for averaging.
 - iv. If only a portion of the total density/intensity available for averaging is used, a statement of the number of remaining development rights in either dwelling units per net acre or square feet of nonresidential floor area remaining on the properties.
 - v. The date of issuance.
 - vi. The signature of the Development Controls Officer.
 - vii. A certificate number and/or case number assigned by the Development Controls Officer.
- c) The recording mechanism shall be consistent with the Countywide Rules, and shall at a minimum, require written evidence of the density/intensity averaging in a document to be recorded in the official records of Pinellas County with the Clerk of the Circuit Court for Pinellas County, and a record copy of the same to be filed with Forward Pinellas. The instrument of transfer shall conform to the requirements of this section and contain the following information:
- i. The names of the parcel owners.
 - ii. A certificate of title for the rights to be averaged prepared by an attorney licensed to practice law in the State of Florida.
 - iii. A legal description and survey of the parcels being averaged by a licensed surveyor named in the instrument, certified to the City of Largo.
 - iv. The density/intensity averaging certificate described in Section 8.2.5(D)(2) above.
 - v. A covenant between the parties that assigns a specific number of development rights to be averaged and stating that it shall run with the land and be binding on the owners' heirs, assigns, and successors.
 - vi. A covenant by which the transferor acknowledges that they have no further use or right of use with respect to the development rights being averaged, which shall state that the covenant runs with the land and is binding on the owners' heirs, assigns and successors.
 - vii. A covenant indicating the number of development rights remaining on the parcels stating that the parcels may not be subdivided or developed to a greater density or intensity than permitted by the remaining development rights which shall state that the covenant runs with the land and is binding on the owners' heirs, assigns and successors.
 - viii. A covenant that all provisions of the instrument of averaging shall run with and bind the parcels, will run with the land and may be enforced by the City of Largo.
 - ix. Any other relevant information or covenants.

SECTION 6 THAT SUBSECTION 5.2.4.Y OF THE COMPREHENSIVE DEVELOPMENT CODE IS CREATED AND SHALL READ AS FOLLOWS:

5.2.4 - Description and Locational Characteristics of Individual Land Use Classifications

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- Y. Target Employment Center (TEC) Overlay– The TEC Overlay implements the corresponding Countywide Plan Target Employment Center subcategory designations, initially defined by Forward Pinellas’s 2023

Target Employment and Industrial Lands (TEILS) Update subsequently codified in the Countywide Rules. This designation is applied to those areas of the City with sufficient size to attract target employers and industries, which are those paying above-average wages and producing goods and services for sale and consumption that import revenue to the community. The TEC Overlay is intended to incentivize development and redevelopment that provides space suitable for the target employment industry clusters associated with each TEC subcategory through additional allowances for density, intensity, and uses than what would otherwise be permitted by the underlying future land use classifications. The designation includes the following subcategories:

1. Suburban Industrial (SI) – This designation is applied to areas characterized by lower development densities, large building footprints, and high automobile and freight accessibility. These areas are intended to support a mix of industrial and commercial uses, with primary emphasis on the preservation of industrial land for target industries. This designation is intended to attract target employment uses such as manufacturing, industrial operations, wholesale business, and research and development facilities, as outlined in Section 7.3.2. Other uses that support the attraction and retention of target employment industries, such as accessory commercial activities, may be allowed in appropriate locations when certain criteria are met.

2. Suburban Office (SO) – This designation applies to areas predominantly characterized by existing office, retail, and residential uses configured in a campus-style layout. These areas present opportunities for infill and redevelopment, transitioning towards a more urban development pattern with a vertically-integrated mix of uses. This designation is intended to attract target employment uses such as Class-A office space, research and development facilities and professional services, as outlined in Section 7.3.2, by incentivizing development that includes a mix of employment, residential, and commercial activities. This designation aims to support a cohesive live, work, environment.

SECTION 7 THAT TABLE 6-1 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Table 6-1 Allowable Uses Within Land Use Classifications																				
A = Allowable C = Conditionally Allowed N = Not Allowed																				
DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Residential Uses																				
Accessory Dwelling Unit	A ²⁷ _g	A ²⁷ _g	A ²⁷ _g	A ²⁷ _g	A ²⁷ _g	A ^{27g}	A ²⁷ _g	A ²⁷ _g	A ^{27g}	A ^{27g}	A ^{27g}	A ^{27g}	A ^{27g}	A ²⁷ _g	N	N	N	A ²⁷ _g	N	N

Manufactured Home	N	N	N	A ³	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medium-type Housing (Townhome (medium), Courtyard Building, Multiplex)	N	N	N	N	N	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ^{289,3} ₂₃₁	A ²⁸⁹	A ^{289,3} ₂₃₁	A ^{1,2} ₈₉	NA ^{28,33}	N	N	N	N	N
Multifamily	A	A	A	A	A	A	A	A ²	A	A	A ³¹²	A	A ³¹²	N	NA ³³	N	N	N	N	N
Single-Family Detached	A	A	A	A	A	A	A	A ²	A	A	A	A	A	A ¹	N	N	N	N	N	N
Small-type Housing (Duplex, Triplex, Quadplex, Cottage Court, Townhome (small))	N	N	N	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ²⁸⁹	A ^{289,3} ₁₂	A ²⁸⁹	A ^{289,3} ₁₂	A ^{1,2} ₈₉	N	N	N	N	N	N
Commercial and Offices Uses																				
Adult Uses	N	N	N	N	N	N	N	N	N	A ⁴	N	A ⁴	N	N	N	N	N	N	N	N
Animal Grooming	N	N	N	N	N	N	N	N	A ^{18,19}	A ^{18,19}	A ^{18,19}	A ^{18,19}	N	N	N	N	N	N	N	N
Banks, Credit Union	N	N	N	N	N	N	N	N	A ⁵	A ⁵	N	A ⁵	AG ⁵	N ⁵ ₂	A ⁵	N	N	N	N	N

Bars, Taverns, Lounges, Nightclubs	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N ⁷	N	A ⁶	N	A ⁶	A ^{6,33}	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	C ⁵	A ⁵	N	A ⁵	N	N	C ⁵	A ⁵	N	N	N
Convenience Store	N	N	N	N	N	N	N	N	A	A	N	A	C ^{17B}	N	N	N	N	N	N
Dry Cleaners (Store Front Only)	N	N	N	N	N	N	N	N	A	A	N	A	C ^{17B}	N	A	N	N	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Flea Markets, Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	N	N	N	A	N	N	N	N	N
Funeral Homes	N	N	N	N	N	N	N	N	N	A	N	A	C ^{17B}	A	C	C	N	N	N	N
Gas Stations	N	N	N	N	N	N	N	N	N	A	N	A	C ^{17B}	N	N	N	N	N	N	N
Greenhouse/ Nursery	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A	N	N	C	N	N
Home Improvement Store	N	N	N	N	N	N	N	N	N	A ⁹	N	A ⁹	C ^{9,17B}	N	C ⁹	N	N	N	N	N
Home Office of Convenience	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	A ¹⁰	N	N	N	N	N	N	N
Light Repair Shop (shoes, furniture, bicycle)	N	N	N	N	N	N	N	N	N	A	N	A	C ^{17B}	N	A	A	N	N	N	N
Microbrewery , Micro- distillery	N	N	N	N	N	N	N	N	A ²¹²	A ²¹²	N	A ²¹²	NA ^{21,33}	N	A ²¹²	N	N	N	N	N

Mechanical Repair Shops (boat, car)	N	N	N	N	N	N	N	N	N	A	N	A	C ¹⁷⁸	N	A	A	N	N	N	N
Office (professional or business)	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ^{8,13,34}	A ⁸	A ⁸	N	A ⁸
Personal Service (hairstylist, tailors, catering, massage)	N	N	N	N	N	N	N	N	A	A	A	A	A ²⁴⁵	N	NA 17.33	N	N	N	N	N
Pet Stores	N	N	N	N	N	N	N	N	N	A	N	A	N	N	C	N	N	N	N	N
Produce Stands/Outdoor Markets	N	N	N	N	N	N	N	N	A	A	N	A	N	N	A	N	N	A ⁸	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

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DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	C N	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Recycling Centers	N	N	N	N	N	N	N	N	N	A	N	A	N	N	A	A	N	N	N	N
Rental – Large Goods (machinery)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N
Restaurants, Sit- Down	N	N	N	N	N	N	N	N	C	A	A	A	NA ³³	N	A ⁸	A ⁸	N	A ⁸	N	N
Restaurants with Drive-Thru	N	N	N	N	N	N	N	N	N	A ⁵	N	A	N	N	N	N	N	N	N	N
Retail Stand Alone	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁷⁸	N	C	NA ⁸	N	N	N	N
Retail in Existing Shopping Center	N	N	N	N	N	N	N	N	N	A	A	A	C ¹⁷⁸	N	C	NA ₈ ⁸	N	N	N	N
Supermarket, Deli	N	N	N	N	N	N	N	N	A ⁹	A ⁹	A ⁹	A ⁹	N	N	A ⁸	A ^{8,9}	N	N	N	N
Telecommunications Towers	N	N	N	N	N	N	N	N	N	A ¹¹	N	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	A ¹¹	N	A ¹¹

Vehicle Sales or Rental (car, boat, RV)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	N	N	N	N
Warehouse Shopping Store	N	N	N	N	N	N	N	N	N	A ^{9,2} ₂₃	N	C	N	N	A	A	N	N	N	N	N
Wholesale Business	N	N	N	N	N	N	N	N	N	A	N	A ²²³	N	N	A	A	N	N	N	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

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DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Institutional and Medical-Related Uses																				
Assisted Living Facility (6 or fewer clients)	A ¹²³	A ¹² ₃	A ¹² ₃	A ¹²³	A ¹² ₃	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	N	N	N	N	N	N
Assisted Living Facility (7 to 14 clients)	N	N	N	N	N	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	N	N	N	N	N	N
Assisted Living Facility (more than 14 clients)	N	N	N	N	N	N	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹ ₂₃	N	N	N	N	N	N
Cemeteries	N	N	N	N	N	N	N	N	N	A	N	A	C	A	A	A	N	N	N	N
College/Universities	N	N	N	N	N	N	N	N	A	A	N	A	C	A	C	N	N	N	N	N
Commercial Trade Schools (dance, martial arts, diving, crafts)	N	N	N	N	N	N	N	N	A	A	A	A	C ³⁵	C	C ³⁵	C ³⁵ 37N	N	N	N	N
Community/Youth Centers	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	C	N	C	N	N

Community Residential Home (6 or fewer clients)	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	N	N	N	N	N	N
Community Residential Home (7 to 14 clients)	N	N	N	N	N	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	A ¹²³	N	N	N	N	N	N
Community Residential Home (more than 14 clients)	N	N	N	N	N	N	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	N	N	N	N	N	N
Correctional Facilities (youth ranches)	N	N	N	N	N	N	N	N	N	C	N	A	C	A	C	C	N	N	N	N	

Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Daycare Centers, Pre-Schools	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A	A	A	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	N	N	N
Emergency Response/Public Safety Services	N	N	N	N	N	N	N	N	C	A	C	A	C	A	C	C	A ⁸	A ⁸	N	A
Halfway Houses/Rehab Facilities (6 or fewer clients)	N	N	N	N	N	N	N	N	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	A ¹²³	N	N	N	N	N	N
Halfway Houses/Rehab Facilities (7 or more clients)	N	N	N	N	N	N	N	N	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	C ¹²³	N	N	N	N	N	N
Hospitals	N	N	N	N	N	N	N	N	C	A	A	C	C	A	N	N	N	N	N	N
Libraries, Museums, Auditoriums	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	A ⁸	N	N
Medical/Dental Laboratories	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A ¹³¹⁴	N	N	N	N	N

Medical or Dental Office/Clinic	N	N	N	N	N	N	N	N	N	A	A	A	A	A	A	C ¹⁷⁸	N	N	N	N	N
Parking Garage	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A	A	A	A ⁸	N	A
Private Clubs, Lodges and Fraternal Orders	N	N	N	N	N	N	N	N	N	A	A	A	A	C	A	C	N	N	C	N	N
Private Schools	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	A ³⁰⁷	N	N
Public Schools	A	A	A	A	A	A	A	A	A	A	C	A	C	A	C	N	N	N	N	N	N
Religious Institutions	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	C ¹⁴⁵	A ¹⁴⁵	C ¹⁴⁵	N	N	N	N	N
Technical Schools	N	N	N	N	N	N	N	N	N	A	A	N	A	€A ¹⁷	A	€A ₁₇	€A ₁₇	N	N	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Transfer Station, Bus	N	N	N	N	N	N	N	N	N	A	N	N	<u>NA</u>	N	A	A	N	N	N	N
Veterinary Clinic	N	N	N	N	N	N	N	N	A	A	A	A	A	A	A	A ¹³⁺⁴	N	N	N	N
Agricultural, Industrial, Manufacturing and Warehousing Uses																				
Asphalt & Concrete Mixing Plants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	A	N	N	N	N
Borrow Pit ¹⁸	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	A	N	N	N	C
Bulk Sales of Fuel Oil, Propane	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Contractor Yard (building, electrical, plumbing, roofing)	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A ⁴²	A	N	N	N	N
Crematories	N	N	N	N	N	N	N	N	N	N	N	N	N	N	A ¹⁵⁶	A ¹⁵⁶	N	N	N	N
Dry Cleaner Plant	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Firing Ranges	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	C	N	N

Food Process/Packing Plants	N	N	N	N	N	N	N	N	N	C	N	C	C	N	A	A	N	N	N	N
Freestanding Broadcast Facilities	N	N	N	N	N	N	N	N	N	C	N	C	N	N	A	A	N	N	N	N
Industrial Parks	N	N	N	N	N	N	N	N	N	C	N	N	N	N	A	A	N	N	N	N
Kennels	N	N	N	N	N	N	N	N	N	A ¹⁹⁹	N	A ¹⁹⁹	C	N	A	A	N	N	N	N
Livestock, Feedlots, Pasteurizing, Grazing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C
Manufacturing = Light	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A^{21,19}_{20,35}</u>	<u>N</u>	<u>C A²⁰₃₅</u>	<u>NA²⁰₃₅</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Manufacturing - Heavy	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Research & Development (R&D) - Light	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A^{20,35}</u>	<u>N</u>	<u>A^{20,35}</u>	<u>A^{20,35}</u>	<u>N</u>	<u>A²⁰</u>	<u>A²⁰</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Research & Development (R&D) - Heavy	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C²⁰</u>	<u>A²⁰</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Regional Brewery	N	N	N	N	N	N	N	N	N	A ^{201,2} ₅₆	N	N	N	N	A ^{201,2} ₅₆	A ^{201,2} ₅₆	N	N	N	N
Resource Recovery Facilities	N	N	N	N	N	N	N	N	N	A	N	N	N	N	A	A	N	N	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Stables	C ²³²⁴	C ²³²⁴	C ²³²⁴	C ²³²⁴	C ²³²⁴	C ²³²⁴	C ²³²⁴	C ²³²⁴	N	N	N	N	N	N	A	A	A	A	N	N
Truck Terminals, Airports, Heliports	N	N	N	N	N	N	N	N	N	C	N	C ^{17B}	N	N	C	A	N	N	N	N
Storage Facilities (including self-Storage)	N	N	N	N	N	N	N	N	N	A	N	C ^{17B}	N	N	A	A	N	N	N	N
<u>Urban Agriculture</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>A¹⁷</u>	<u>A¹⁷</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Warehouse	N	N	N	N	N	N	N	N	N	N	N	C	N	N	A ⁹	A ⁹	N	N	N	N
Arts, Recreation and Entertainment Uses																				
Active Recreation Facilities (golf courses, pools, courts, tracks, skateparks)	C	C	C	C	C	C	C	C	A	C	A	A	C	N	C	C	A	A	N	N
Arcade (electronic games, pinball)	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	A ⁸	N	N

Bingo	N	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N	N	N	A ⁸	N	N
Boat Ramps, Slips, Docks	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A ⁸	A	A ⁸	N	A ⁸	A ⁸	A	A	N	N
<u>Indoor Recreation</u> (<u>bowling, gym,</u> <u>arcade, bingo,</u> <u>game room,</u> <u>movie theater,</u> <u>billiards</u>)	N	N	N	N	N	N	N	N	N	N	A	N	A	NA ³³	N	C ³⁵	C	N	A ⁸	N	N
Marinas and Boat Storage Facilities	N	N	N	N	N	N	N	N	N	N	A	N	A	C	N	A ⁸	C	N	A	N	N
Passive Recreation Parks (<u>jogging</u> <u>trails,</u> <u>picnicking,</u> <u>nature areas</u>)	A	A	A	A	A	A	A	A	A	A	C	A	A	C	N	C	C	A	A	A	N
Race Tracks	N	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	A	N	C	N	N
Sports Arenas & Stadiums	N	N	N	N	N	N	N	N	N	N	A	N	C	N	N	C	C	N	C	N	N

Table 6-1 Allowable Uses Within Land Use Classifications

A = Allowable C = Conditionally Allowed N = Not Allowed

DESCRIPTION	RR	RS	RE	RU	RL	RLM	RM	RH	CN	CG	ROL	ROR	ROG	I	IL	IG	ROS	CR	P	TU
Youth Centers (YMCA, Boy Scouts)	N	N	N	N	N	N	N	N	A	A	A	A	C	N	C	N	A	C	N	N
Lodging																				
Bed & Breakfasts	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	C	N	N
Rooming House	C	C	C	C	C	A	A	A	A	A	A	A	A	N	N	N	N	N	N	N
Commercial Campgrounds	N	N	N	N	N	N	N	N	N	A ¹⁶⁷	N	A ¹⁶⁷	N	N	N	N	A ¹⁶⁷	A ¹⁶⁷	N	N
Dormitory	N	N	N	N	N	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	A ²⁹³⁰	N	N	N	N	N
Hotels	N	N	N	N	N	N	N	N	A ^{178, 267}	A ²⁶⁷	N	A ²⁶⁷	A ^{178, 267}	N	A ^{178, 267}	N	N	C ^{26, 27}	N	N
Motels	N	N	N	N	N	N	N	N	A	A	N	A	C	N	N	N	N	C	N	N
Seasonal RV Parks	N	N	N	A ¹⁶⁷	N	N	N	N	N	A ¹⁶⁷	N	A ¹⁶⁷	N	N	N	N	N	A ¹⁶⁷	N	N

Other provisions:

- ¹ Allowed only for Senior Housing and Supportive Housing for Persons with Special Needs (as defined in Section 20.1.S)
- ² Must comply with supplemental standards, Section 15.8
- ³ Must comply with supplemental standards, Section 15.3
- ⁴ Must comply with the provisions of Chapter 7, Part II of the City Code of Ordinances
- ⁵ Must comply with supplemental standards, Section 15.9, if applicable
- ⁶ Must comply with the minimum distance separation requirements from religious institutions and schools in accordance with Chapter 4 of the City Code of Ordinances
- ⁷ Permitted within golf courses with residential designation and residential facilities that meet the criteria of F.S. 561.20(2)(a)(2) and (2)(a)(3)
- ⁸ Allowable only as an accessory use
- ⁹ Must comply with provisions of Chapter 13, if applicable
- ¹⁰ Must comply with provisions of Section 16.5

¹¹ Must comply with supplemental standards, Section 15.5

¹² ~~Outdoor storage must not exceed 50% of the total site area~~

¹²³ Must comply with supplemental standards, Section 15.2

¹³¹⁴ Allowable only as an accessory use, max floor area shall not exceed 250% of the ~~principle~~ principal structure's floor area. Allowable as a principal use within the TEC Overlays.

¹⁴⁵ Must comply with the supplemental standards of Section 15.6

¹⁵⁶ Subject to a minimum distance separation of 500 feet between any crematory and any residential property. Such distance is to be measured from the nearest outer edge or wall of the crematory facility to the nearest residential property line.

¹⁶ Must comply with supplemental standards, Section 15.4

¹⁷⁸ Must comply with provisions of Section 6.1.3

¹⁸⁹ Must comply with provisions of Section 15.15

¹⁹²⁰ No outside storage

²⁰¹ Must comply with supplemental standards Section 15.7

²¹² Must comply with supplemental standards Section 15.13

²²³ Outside storage is limited to 20% of the area of the building to which it is an accessory

²³²⁴ No business may be operated from these facilities

²⁴⁵ Must comply with provisions of Section 5.2.N

²⁵⁶ Must comply with supplemental standards 15.14

²⁶⁷ Must comply with supplemental standards of Section 15.19

²⁷⁸ An accessory dwelling unit (ADU) is allowed if the unit complies with all requirements in Section 16.14. An ADU is not permitted on multi-family residential developments.

²⁸⁹ Must comply with provisions of Section 8.6

²⁹³⁰ Permitted only as an accessory use for educational or public institutions including religious institutions, public health institutions, colleges, universities, boarding schools, orphanages, convents, monasteries, or other similar institutional uses

³⁰³¹ A private school may use facilities on property owned or leased by, or purchased from, a library, community service organization, museum, performing arts venue, theater, cinema or church facility under Section 170.201, Florida Statutes, which is or was actively used as such within 5 years of any executed agreement with a private school to use the facilities; any facility or land owned by a Florida College System institution or university; any similar public institutional facilities; and any facility recently used to house a school or child care facility licensed under Section 402.305, Florida Statutes, under any such facility's preexisting land use designations without obtaining a special exception or a land use change, and without complying with any mitigation requirements or conditions. The facility must be located on property used solely for purposes described in this paragraph, and must meet applicable state and local health, safety, and welfare laws, codes, and rules, including fire safety and building safety.

³¹³² Residential developments on properties classified as Residential/Office General (R/OG) and Residential/Office Limited (R/OL) is restricted to five (5) acres in accordance with the Countywide Plan Rules.

³² The property may not exceed three (3) acres in a residential or mixed use land use classification or more than five (5) acres in a commercial or industrial land use classification.

³³ Permitted only within the TEC-SO subdistrict of the TEC Overlays provided for in Section 7.3.2.

³⁴ If located in the TEC-SI subdistrict of the TEC Overlays and included as part of a cohesive development intended to serve a target employment use, the use may be allowed in excess of the 25% floor area limitation for accessory uses. Refer to Section 7.3.2 for target employment use requirements.

³⁵ Permitted only within the TEC Overlays provided for in Section 7.3.2.

³⁶ Indoor recreation developments on properties classified as Industrial Limited (IL) are restricted to five (5) acres in accordance with the Countywide Plan Rules.

³⁷ Commercial Trade School developments on properties classified as Industrial General (IG) are restricted to five (5) acres in accordance with the Countywide Plan Rules.

Section 8 THAT SUBSECTION 7.1.1 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 7.1.1 - Purpose

* * *

B. *Neighborhood Activity Centers*

- (1) Location and Description - Neighborhood Activity Centers, while not overlays governed by special area plans and are not regulatory, generally consist of clusters of commercial land uses located at the intersections of arterials and community streets. These areas typically feature commercial uses that serve adjacent neighborhoods.
- (2) Regulatory Authority - Development and redevelopment within the Neighborhood Activity Centers is regulated by the standards applicable to the land uses within each area, as well as by the design guidelines contained within the Urban Design Guidelines for Activity Centers. Development and redevelopment should respect the scale and character of adjacent properties and neighborhoods.
- (3) ~~Design – Bicycle, pedestrian, and public transit connections between Neighborhood Activity Centers and adjacent neighborhoods are encouraged in order to reduce reliance on automobiles. Where parcel sizes permit, residential may also be included. Neighborhood Activity Centers are not expected to result in densities/intensities above what is currently allowed by existing land use designations. However, the change toward a multimodal orientation (better pedestrian and bicycle access, the facilitation of public transit) will result in changes in the physical form of development (buildings will be closer to the street, for instance).~~

C. Target Employment Centers

- (1) Location and Description – There are two Target Employment Center Overlay designations in the City of Largo consisting of the Suburban Office (TEC-SO) and Suburban Industrial (TEC-SI) subdistricts. Target Employment Centers are characterized by a combination of employment-oriented, office, industrial, and mixed-use development, complemented by urban design standards to support connectivity both within the overlay and to adjacent residential and commercial areas. Development and redevelopment should respect the scale and character of adjacent properties and neighborhoods.
- (2) Regulatory Authority - Development and redevelopment within the Target Employment Centers is guided by the Target Employment Center (TEC) Overlay in Section 7.3 Other Activity Centers. The Overlay designates allowable uses, development standards, and design standards for developments seeking to use the bonus options afforded through the Overlay.

SECTION 9 THAT SUBSECTION 7.3.1 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 7.3.1 - Neighborhood Activity Centers

- A. ~~Location~~ –The Neighborhood Activity Centers are generally located at the intersections of arterials and community streets and encompass all sites within a one-half (½) mile radius of each intersection.
- B. *Development standards* - The land uses generally found within Neighborhood Activity Centers include: Commercial General, Commercial Neighborhood, Residential Office General, Residential Office Retail, Residential Office Limited, Industrial Limited, Industrial General, and Institutional. Development and redevelopment within the Neighborhood Activity Centers is regulated by the standards applicable to these land use designations, and the Urban Design Guidelines for Activity Centers.

- C. Design - Bicycle, pedestrian, and public transit connections between Neighborhood Activity Centers and adjacent neighborhoods are encouraged in order to reduce reliance on automobiles. Where parcel sizes permit, residential may also be included. Neighborhood Activity Centers are not expected to result in densities/intensities above what is currently allowed by existing land use designations. However, the change toward a multimodal orientation (better pedestrian and bicycle access, the facilitation of public transit) will result in changes in the physical form of development (buildings will be closer to the street, for instance).

SECTION 10 THAT SUBSECTION 7.3.2 OF THE COMPREHENSIVE DEVELOPMENT CODE IS CREATED AND SHALL READ AS FOLLOWS:

Section 7.3.2 - Target Employment Centers (TECs)

- A. General characteristics and purpose - The purpose of the Target Employment Center (TEC) Overlays is to allow and encourage a variety of uses and building typologies that support and attract target employment clusters associated with the applicable TEC subdistrict, as identified in section 7.3.2.D below. The TEC Overlays allow permitted uses, densities, intensities, and development standards that differ from those typically allowed in the underlying future land use designations to incentivize and retain a mix of target employment uses by providing opportunities for additional development when certain criteria are met. These alternative development standards reinforce the employment-oriented character of the subdistricts while encouraging infill development and redevelopment. This includes an integrated mix of uses as well as public realm enhancements to support economic vitality and multimodal transportation options. These standards further the goals of the Strategic Plan, Comprehensive Plan, and the Target Employment Center provisions of the Forward Pinellas Countywide Rules. The TEC Overlays consist of two subdistricts:
- (1) TEC-Suburban Office (TEC-SO) - This designation supports the transition of suburban office, retail, and residential areas into more urban patterns that encourage a greater mix of uses over time. Developments that include Class-A office spaces, research and development facilities, professional services, and employment-supportive uses that foster a cohesive and sustainable live-work- environment are encouraged within this subdistrict.
 - (2) TEC-Suburban Industrial (TEC-SI) - This designation prioritizes the preservation of industrial activities while supporting a balanced mix of industrial and commercial uses. Developments that include light manufacturing, industrial operations, research and development, and complementary commercial activities are encouraged within this subdistrict to ensure a functional and sustainable economic base.
- B. Location and boundaries - This section applies to all properties designated under the TEC Overlays as indicated on the City of Largo Future Land Use Map. TEC classifications identify strategic employment areas that encourage (re)development that serve the needs of target industries, ensuring alignment with the goals and policies of the Comprehensive Plan and Countywide Rules. Future amendments impacting Target Employment Center Overlays are subject to the evaluation and balancing criteria set forth in Section 6.5.4.4 of the Countywide Rules.
- C. Applicability –
- (1) New developments or redevelopments within the TEC Overlay boundaries may opt in to the provisions of the overlay to access additional densities, intensities, and permitted uses. Developments seeking to utilize the provisions of the TEC overlays are subject to the regulations in this section.
 - (2) New developments and redevelopments may develop as permitted under the entitlements of the respective underlying land use classifications reflected on the City's Future Land Use Map, but will not be eligible for the densities, intensities, and use permissions provided by the TEC Overlays unless all target employment use requirements, performance standards, and other criteria provided by this section are satisfied. The overlay does not amend the maximum density/intensity of the underlying future land use classifications, as codified by Table 8-1: Maximum Density and Intensity of Development by Land Use Classification of this CDC, nor does it amend the allowable use entitlements

of any of the future land use classifications codified in Chapter 6, Table 6-1: Allowable Uses Within Land Use Classifications.

- (3) The Countywide Rules for land use changes shall be applied within the TEC Overlays. Development utilizing the Target Employment Center (TEC) Overlay shall comply with the traffic generation standards of the Countywide Rules, including the TEC Traffic Generation Characteristics set forth in Section 2.3.3.14, including any applicable multipliers for Office, Employment, and Industrial land use categories. Furthermore, Amendments to Target Employment Centers (TECs) located within Scenic/Noncommercial Corridors (SNCCs) are subject to the limitations of Section 6.5.4.1.4 of the Countywide Rules.

D. ~~Permissible Uses~~ *Target Employment Use Requirements and Other Use Permissions –*

- (1) To access the bonus densities and intensities provided in Tables 7-5 and 7-6, and to develop additional uses provided in Section 7.2.3.E, all sites opting into the TEC Overlays shall comply with the following:
 - i. All sites shall incorporate one or more target employment uses, as defined for each subdistrict in Section 7.2.3.D.b and Section 7.2.3.D.c below, such that the total minimum combined floor area of all target employment uses on the site is equal to or greater than fifty (50) percent of the gross floor area of all building(s) on the site. For sites that provide one or more target employment uses in a mixed use development that is vertically-integrated (see definition for “Mixed Use, Vertically-Integrated” in Chapter 20 – Definitions and Acronyms), the total minimum combined floor area of all target employment uses shall be equal to or greater than twenty-five (25) percent of gross floor area of the development. Where multiple buildings are provided on a site, the required target employment use floor area may be provided in any of the buildings, as long as the total equates to the required floor area minimum.
 - ii. Any floor area that is not used for target employment uses may be used for one or more of the additional uses provided in Section 7.2.3.E or other permitted uses for the underlying future land use classification provided in Table 6-1.
 - iii. Target employment uses shall be provided concurrently with or before all other uses on a site. A certificate of occupancy for any additional use(s), as permitted by Table 6-1 and Section 7.2.3.E, will not be issued until the target employment use requirement provided in this subsection is satisfied and any other incentive options are verified by documentation, as deemed necessary by the DCO or designee.
- (2) Target employment uses in the TEC- Suburban Office (TEC-SO) subdistrict. In order to satisfy the target employment use requirement, a building or site shall include one or more of the following uses, provided the use will include space for target employment-generating activities as defined by the Countywide Plan Appendix, Appendix D: Target Employment NAICS Codes. Any additional use allowed as a target employment use in the TEC-SO subdistrict, as determined by the DCO, shall be consistent with the intent and purpose of the TEC Overlay and definition of "Target Employment" as contained in Article 8 - Terms and Definitions of the Forward Pinellas Countywide Rules.
 - i. Financial Services - Banks, Credit Union
 - ii. Business Services - Office (professional or business), Wholesale Business, provided it is an allowable use in the underlying future land use designation pursuant to Table 6-1
 - iii. Marketing, Design, and Publishing – Office (professional or business), Wholesale Business, provided it is an allowable use in the underlying future land use designation pursuant to Table 6-1, Manufacturing – Light

- iv. Information Technology - Research and Development (R&D) – Light, Office (professional or business), Manufacturing – Light
 - v. Medical Technologies/Life & Marine Sciences – Research and Development (R&D) – Light, Medical/Dental Laboratories, Office (professional or business), Manufacturing – Light
- (3) Target employment uses in the TEC- Suburban Industrial (TEC-SI) subdistrict. In order to satisfy the target employment use requirement, a building or site shall include one or more of the following uses, provided that target employment-generating activities as defined by the Countywide Plan Appendix D: Target Employment NAICS Codes will be included on the site. Any additional use allowed as a target employment use in the TEC-SI subdistrict, as determined by the DCO, shall be consistent with the intent and purpose of the TEC Overlay and definition of "Target Employment" as contained in Article 8 - Terms and Definitions of the Forward Pinellas Countywide Rules.
- i. Business Services – Wholesale Business or Office (professional or business), provided the underlying land use classification is Industrial Limited (IL) or Commercial General (CG). If the underlying future land use classification is Industrial General (IG), office uses are permitted as accessory to the principal use and will count toward fulfillment of the target employment use floor area requirement, as prescribed by Section 7.2.3.D, provided the following conditions are met:
 - 1. The office use is materially-related and accessory to a target employment use; and
 - 2. The office use is located on the same site/in the same development as the target employment use to which it is accessory; and
 - 3. The floor area of the office use does not exceed the floor area of the target employment use to which it is accessory.
 - ii. Manufacturing - Contractor Yard (building, electrical, plumbing, roofing), Industrial Parks (provided at least one of the industrial establishments within the industrial park will be occupied by a target employment user), Manufacturing – Heavy, Manufacturing – Light, Resource Recovery Facilities
 - iii. Medical Technologies/Life & Marine Sciences - Research and Development (R&D) – Light, Research and Development (R&D) – Heavy, Medical/Dental Laboratories.
 - iv. Aviation/Aerospace/Defense – Manufacturing – Heavy, Research and Development (R&D) - Heavy, Industrial Parks (provided at least one of the industrial establishments within the industrial park will be occupied by a target employment user)
 - v. Microelectronics – Manufacturing – Light, Research and Development (R&D) – Light, Research and Development (R&D) – Heavy
- E. Additional Permitted Uses – The TEC Overlays may permit additional uses beyond those that are allowed in the underlying future land use designation, promoting redevelopment that supports and attracts target industries while encouraging a more walkable, mixed-use environment in appropriate locations.

Within the TEC overlays, the following uses are allowed in the underlying future land use designations only when the target employment use requirements provided under section 7.3.2.D, as well as all other applicable standards contained within this section and the CDC, are met.

These uses are in addition to those allowed by Table 6-1 for the applicable underlying land use classification. If a use is typically subject to conditional use review per Table 6-1, that review is not required within the TEC Overlays when all applicable TEC provisions are satisfied. These additional use permissions do not modify use allowance for the underlying land use classification outside of the TEC Overlays.

- (1) Additional uses allowed in the Residential/Office General (ROG) land use classification within the TEC Overlays:

- i. Bars, Taverns, Lounges, and Nightclubs
 - ii. Microbrewery/Micro-Distillery
 - iii. Restaurants, Sit-Down
 - iv. Supermarket, Deli
 - v. Transfer Station, Bus, provided the transfer station is integrated with surrounding development through pedestrian walkways and public open space (plazas, courtyards, or activated greenspace)
 - vi. Indoor Recreation
- (2) Additional uses allowed in the Industrial General (IG) land use classification within the TEC Overlays:
- i. Personal Service
 - ii. Retail
- (3) Additional uses allowed in the Industrial Limited (IL) land use classification within the TEC Overlays:
- i. Multifamily, provided the following conditions are met:
 1. The site is located in the TEC Suburban Office subcategory; and
 2. All dwelling units shall be located outside of the Coastal High Hazard (CHHA) or Special Flood Hazard Area (SFHA); and
 3. An environmental report and/or additional mitigation measures to address the health and safety of future residents due to proximity to surrounding industrial uses shall be included in the development proposal package. At their discretion, the DCO may request other documentation or mitigation measures be reflected in the application or site plan to reduce potential conflicts between residential and industrial uses.
 - ii. Bars, Taverns, Lounges, Nightclubs,
 - iii. Personal Service
 - iv. Retail
 - v. Indoor Recreation
- F. Prohibited Uses – For development opting to utilize the TEC Overlay bonuses, the following uses are prohibited regardless of whether they are permissible under the underlying land use classification:
- (1) Principal-use surface parking lots
 - (2) New single-family (detached) subdivisions
- G. Additional use restrictions – Proposed uses shall comply with all applicable supplemental standards and use provisions contained within Table 6-1 and Chapter 15 of the CDC in addition to the requirements of this section.
- H. Density and intensity – In the Target Employment Center (TEC) Overlays, developments are eligible for density and intensity bonuses that surpass the standards of the underlying future land use classification. The provisions below specify the criteria for eligibility and the allowances for density and intensity bonuses within each TEC subdistrict. For vertically integrated development (see “Mixed Use, Vertically-Integrated” in Chapter 20 – Definitions and Acronyms) seeking to use any of the density and intensity bonuses listed in tables 7-5 or 7-6, the density and intensity can be stacked.

Table 7-5: Largo Target Employment Center (TEC) Overlay – Suburban Office Density and Intensity
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Largo Target Employment Center Subdistrict	Tier 1 Bonus¹		Tier 2 Bonus¹	
	Density (DUA)	Intensity (FAR)	Density (DUA)	Intensity (FAR)
Suburban Office	30	2.0	50	5.0

¹ Cannot be combined with the TEC bonus provisions outlined in section 15.9.4 for hotels

Largo Target Employment Center Subdistrict	Tier 1 Bonus		Tier 2 Bonus¹	
	Density (DUA)	Intensity (FAR)	Density (DUA)	Intensity (FAR)
Suburban Industrial	As prescribed by the underlying Future Land Use category, with the additional permitted uses contained in Section 7.3.2.E.		50 DUA for properties with an underlying future land use classification of Commercial General (CG).	3.0

¹ Cannot be combined with the TEC bonus provisions outlined in section 15.9.4 for hotels

- (1) Tier 1 Bonus Density and Intensity – The Largo TEC Overlays shall allow higher densities and/or intensities than are permitted in the underlying future land use classifications provided the target employment use requirements (refer to Section 7.2.3.D) and all other relevant standards contained within this section and the CDC are satisfied. These allowable Tier 1 Bonus densities and intensities are shown in Table 7-5 and Table 7-6. The Suburban Industrial subdistrict shall allow the maximum base density prescribed by the underlying future land use category with the ability to develop additional permitted uses provided in Section 7.3.2.E. The Suburban Office subdistrict shall allow a maximum Tier 1 density of 30 dwelling units per acre (DUA) and intensity of 2.0 FAR with the ability to develop additional permitted uses provided in Section 7.3.2.E.
- (2) Calculating Maximum Density and Intensity –
 - a. A proportional split between the maximum allowable bonus density and intensity shall be used for the site. For mixed use, vertically integrated developments, density and intensity can be stacked.
 - b. Structured parking garages, civic and open space, including interior atriums, outdoor plazas, courtyards and seating areas, or other public pedestrian use areas will not count towards FAR.
 - c. Restrictions – The density and intensity allowed by the overlays does not apply to properties with a future land use designation of Preservation (P) or Recreation/Open Space (R/OS) or for those portions of a property that are located within a Coastal High Hazard Area (CHHA) or Special Flood Hazard Area (SFHA).
- (3) Tier 2 Bonus Density and Intensity – Density and intensity bonuses, as shown in Table 7-5, and 7-6 may be achieved if the applicant provides clear and convincing evidence, as determined solely by the DCO, that the proposed design, density, intensity, and mix of uses will meet the requirements below, in addition to the overall intent and purpose of the TEC subdistrict. To be eligible for the bonus, the project shall comply with the minimum target employment use requirements provided in Section 7.2.3.D, as well as all applicable development and design standards contained within this section and the CDC, and shall satisfy the following requirements for the applicable TEC Overlay subdistrict:
 - a. For projects in the Suburban Office subdistrict, the Tier 2 Bonus density and intensity provided in Table 7-5 may be achieved when the following criteria are met:
 - i. The development shall contain two (2) or more uses, at least one of which must be a target employment use as described by Section 7.3.2.D.b. The other use(s) shall be considered

secondary to the principal target employment use and shall consist of one or more of the allowable uses for the underlying future land use classification listed in Table 6-1, an additional target employment use, or one or more of the additional uses permitted for the underlying future land use classification listed in Section 7.3.2.E. The secondary use(s) must occupy a minimum of twenty-five (25) percent of the total building area. The secondary use(s) shall not be exclusively reserved for the principal target employment user, such as a gym or cafeteria reserved for employees or administrative offices for the principal user; and

- ii. The development must incorporate a structured parking garage for buildings proposed at four (4) stories or more. The structured parking must be located internal to the site, or lined with pedestrian-oriented ground floor uses along street frontages. Parcels under one acre are exempt from structured parking requirements but shall then provide surface parking internal to the site.
- b. For projects in the Suburban Industrial subdistrict, the Tier 2 Bonus density and intensity provided in Table 7-6 may be achieved when the following criteria are met:
- i. The development provides one or more target employment uses, as described in Section 7.3.2.D.c, whose combined gross floor area is equal to or greater than seventy-five (75) percent of total gross floor area of all buildings on the site; or
 - ii. The development provides at least one of the following elements. The DCO may allow, at their sole discretion, other elements and improvements to fulfill this requirement provided they align with the goals and objectives of the Strategic Plan, Comprehensive Plan, and the TEC Overlays:
 1. The provision of industrial space with minimum 24-foot floor-to-ceiling clearance and load bearing floors, serviced directly by appropriate loading access (such as double wide doors, ramps, freight elevators), ventilation, and other characteristics necessary for future use consistent with industrial and target employment spaces.
 2. Construction and dedication of a new public street that connects two or more existing streets.
 3. Reduction of existing impervious surface on the site by at least ten (10) percent with the new pervious area used for stormwater detention/attenuation, green infrastructure, or landscaped greenspace.
 4. Construction of stormwater detention facilities which meet the stormwater detention requirements of one or more sites in the Suburban Industrial subdistrict in addition to the subject site.
 5. Certification through the LEED program at a minimum Silver level.
 6. In instances where a project contains a multifamily residential component, as permitted by the underlying future land use classification: Workforce housing such that at least 20% of total units provided on the site are affordable to households with incomes between 60 to 80% of the area median income (AMI) or at least 40% of total units provided on the site are affordable to households with incomes between 80 to 120 percent of the AMI with a minimum 50-year affordability period.
- (4) Development standards – The provisions listed below in Table 7-7, I.(1).c, Compatibility with Adjacent Uses, I.(4), Parking Regulation and Requirements, I.(5), Landscaping, and I.(6), Provision of an alternate development process shall apply to all properties opting into the TEC bonuses outlined in Tables 7-5 or 7-6. Properties opting into the Tier 2 TEC-SO Overlay, or residential development utilizing a bonus within the TEC-SI Overlay, shall comply with all standards listed below, unless otherwise stated. Where there is a conflict between the standards of this section and other development standards in this CDC, the standards of this section shall

govern. However, if the subject property is within the Largo Tri-City Special Area Plan boundaries, the plan standards shall govern.

I. Development Standards for Target Employment Centers (TEC’s)

(1) Building Form and Placement –

a. Setbacks–

i. Minimum setbacks are established in Table 7-7.

Subcategory	TEC-SO	TEC-SI
Street Front ¹		
- <u>Roosevelt Blvd., Starkey Rd., 66th Street, and Ulmerton Rd., County Road 611, and U.S. 19 frontage roads</u>	<u>Min: 15 ft.</u>	<u>Min: 15 ft.</u>
- <u>All other roads (including internal street network)</u>	<u>Min: 0 ft.</u>	<u>Min:10 ft.</u>

¹ Measured from back of curb.

b. Building orientation – For TEC-SO Tier 2, or Residential within TEC-SI

- i. Buildings shall be oriented to the street(s).
- ii. Buildings on corner parcels shall be sited at the corner, with facades oriented to both streets. Where possible, buildings are encouraged to wrap the corner.
- iii. All buildings should have their primary pedestrian entrance oriented towards the street, with a six (6) foot wide walkway connecting to the public sidewalk.

c. Compatibility with adjacent uses – For all developments utilizing a TEC bonus outlined in Table 7-5 or 7-6:

- i. Building height setbacks - Buildings exceeding 3-stories that are adjacent to properties with existing single family homes, or properties with very low density (up to one (1) unit per acre) or low density (2.5 to 7.5 units per acre) residential FLUM classifications, shall include a building setback to minimize impacts on neighboring properties. The setback shall measure a minimum of ten (10) feet deep from the lower story building façade, commencing above the third story to increase light and air movement and reduce the impact of increased height on adjacent properties. If setbacks are proposed beyond the minimum required, setbacks may be waived at the sole discretion of the DCO. See Figure 7-10.
- ii. Additional setback requirements - Buildings exceeding 2-stories adjacent to properties with existing single family homes or properties with a low density (2.5 to 7.5 units per acre) residential FLUM classification, shall include a twenty (20) foot setback in addition to the minimum required buffer for every story above the second story. For example: a four (4) story building shall have a setback of at least forty (40) feet in addition to the minimum required buffer from any adjacent properties with existing single family homes or properties with a low density residential FLUM classification. See Figure 7-10.
- iii. Mechanical or utility equipment (e.g. electrical conduits, meters, HVAC equipment) shall be located, screened, and/or shielded to minimize visual and noise impacts on adjacent land uses and public rights-of-way, as follows:
 - 1. In no instance shall mechanical or utility equipment be located within the front yard setback or within five (5) feet of any property line, unless approved by the DCO.

2. Mechanical equipment that is visible from the right-of-way or an adjacent residential land use shall be screened from view with a material that is compatible with the architecture of the principal structure or landscaping.
 3. When feasible, roof-mounted mechanical equipment shall be incorporated into the roof design in such a way that it becomes an integral part of the architecture or is concealed from view.
 4. Noise-producing mechanical equipment on sites adjacent to properties currently developed with, or eligible for development with, residential uses shall be located and directed away from neighboring homes, and, where feasible, shielded with noise-attenuating materials.
 5. Screening or shielding shall not inhibit the proper, safe operation of the mechanical equipment, nor shall it encroach into the required clearances for service and operation, as specified by the manufacturer.
- i. Outdoor storage or outdoor loading berths adjacent to, or directly across from, properties with a residential FLUM classification shall provide view-obscuring screening along the perimeter in the form of fences, architectural elements, and/or landscaping. At the sole discretion of the DCO, additional buffering, landscaping, or screening may be required beyond the minimum standards of this CDC to ensure compatibility with adjacent residential uses.
 - ii. Exterior lighting shall be shielded and directed away from lots adjacent to properties currently developed with, or eligible for development with, residential uses.
- (2) Design Elements – For TEC-SO Tier 2 or Residential within TEC-SI
- a. Ground floors are required to have an active use with building entrances that face the pedestrian realm.
 - i. Ground floors of buildings on Roosevelt Boulevard, 66th Street, Ulmerton Road, U.S. 19 frontage roads, County Road 611, and Starkey Road frontages shall be designed and built to accommodate future ground floor commercial uses within the TEC-SO overlay, unless otherwise approved by the DCO.
 - b. For office and retail uses, the ground floor elevation shall achieve a minimum of sixty (60)% transparency. Upper floors (higher than twenty (20) feet above grade) shall be no greater than thirty-five (35)% transparent.
 - i. Multifamily –
 1. A single, large, dominant building mass should be avoided. Multiple smaller buildings are encouraged over fewer large buildings. Changes in mass must be provided, related to entrances, the integral structure, and the organization of interior spaces and activities.
 2. Ground floor elevations shall achieve a minimum of thirty (30)% transparency. Upper floors (higher than twenty (20) feet above grade) shall be no greater than fifteen (15)% transparent.
- (3) Public Realm and Connectivity - For TEC-SO Tier 2, or Residential within TEC-SI
- a. Access and Circulation –

- i. Access and Driveway Consolidation - Curb cuts and driveways shall be consolidated where possible and located to minimize impact on pedestrian circulation along public sidewalks and front building facades.
 - ii. Connection to Duke Energy Trail - Connections to the Duke Energy Trail shall be incorporated into site plans where property is adjacent to the Trail when feasible.
 - iii. Sidewalks – New development and redevelopment shall construct, reconstruct or expand frontage road sidewalks to the following minimum widths:
 - 1. Roosevelt Boulevard, 66th Street, Ulmerton Road, U.S. 19 frontage roads, County Road 611, and Starkey Road: Eight (8) feet.
 - 2. All other roads: Six (6) feet.
 - 3. Flexibility in the application may be granted for roadways under Florida Department of Transportation (FDOT) ownership and maintenance.
 - iv. Connective street network - Where feasible, new street network connections shall be incorporated into development sites and dead-end street and cul-de-sacs shall be minimized.
- b. Parking location – For TEC-SO, or Residential in TEC-SI
 - i. Parking may be located to the rear and side of the principal building, behind the plane of the front façade of the building.
 - ii. Surface parking lots on sites with more than one street frontage must be hidden/buffered from public streets, internal private streets and open/civic spaces with landscaping or a decorative façade structure to create an attractive public realm along secondary or tertiary frontages.
 - iii. Surface parking lots shall comply with the following standards:
 - 1. Surface parking located along public sidewalks shall be screened from view by a low (24 to 36 inches) opaque hedge or wall.
 - 2. Alternative: Any surface parking areas fronting a secondary or tertiary street right-of-way that exceeds fifty percent (50%) of the property street frontage length shall provide a minimum five (5) feet wide landscape buffer with canopy trees and a solid three (3) feet minimum height to four (4) feet maximum height wall, decorative fence, linear evergreen hedge, or combination thereof.
 - iv. On-street parking along street frontages of the development may be counted toward fulfilling the parking requirements.
 - v. Reduction of required minimum parking spaces by ten percent (10%) shall be permitted for development within ¼ mile of transit route.
 - vi. All driveways and/or access aisles shall be improved with a permanent all-weather paving material which is graded to drain stormwater.
 - vii. Parking in excess of the maximum parking permitted shall require the submission of a parking demand study. In the event the study substantiates that parking in excess of the permitted maximum is warranted for the proposed development, all parking spaces exceeding the maximum shall be provided within a structured parking facility.
 - viii. Interior islands of parking lots in new projects shall be designed to utilize low impact development techniques, such as bioretention swales and native species.

Where parking curbs and gutters are provided, they shall have breaks to allow water to enter the bioretention facilities within the parking landscape islands.

- ix. Parking structures along street frontages shall incorporate liner buildings, active ground floor uses, or articulation of the façade (with design and materials compatible to adjacent buildings) to create a pedestrian friendly street edge.
- (4) Parking Regulation and Requirements – All developments within the TEC Overlays are subject to:
 - a. Pedestrian, Bicycle, and Transit Mobility standards of Section 9.4
 - b. Vehicular Parking standards of Section 9.5
- (5) Landscaping – All developments within the TEC Overlays are subject to the Landscape Standards in Chapter 10 of this CDC.
- (6) Provision of an alternate development process – For all developments within the TEC Overlays, a developer or property owner may choose the Alternate Development Process. This process is administrative and is intended to allow a project to be proposed that meets the intent of the City's vision for the overlay while providing flexibility to amend certain site layout standards. Any alternate development standards must be approved by the DCO at their sole discretion.

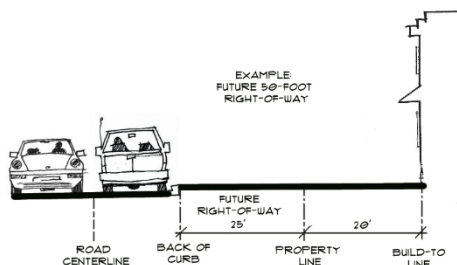
SECTION 11 THAT SUBSECTION 8.2.5 OF THE COMPREHENSIVE DEVELOPMENT CODE IS REPEALED AND THAT SUB SECTIONS 8.2.6, 8.2.7, AND 8.2.8 ARE RENUMBERED TO 8.2.5, 8.2.6, AND 8.2.7 ACCORDINGLY

SECTION 12 THAT SUBSECTION 8.4.2 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 8.4.2 - Building Placement

- A. *Setback from abutting properties* - Setback distance shall be measured at the narrowest distance between the structure wall and the property line.
 - (1) One and two-story structures - Buildings shall be set back at least five (5) feet away from property lines, except where specified as an exception in 8.4.2.C or abutting rights-of-way.
 - (2) Three-story and higher structures - Buildings higher than two (2) stories shall have a minimum setback of at least five (5) feet for the first two stories and five (5) additional feet for each additional story, except where specified as an exception in 8.4.2.C or abutting rights-of-way.
- B. *Setback from abutting rights-of-way* - The minimum setback from an abutting right-of-way shall be measured from the center line of the abutting right-of-way, except where specified as an exception in 8.4.2.C. To determine the right-of-way setback, see Table 8-3 Setbacks from Centerline and Figure 8-1 Setback from Abutting Right-of Way Example. See Section 9.2.4 for further clarification.

Figure 8-1: Setback from Abutting Right-of-Way Example



Road Classification	Future Right-of-Way (ft.)	Setback from Centerline (ft.)
Highway	200	150
Principal Arterials	150	125
Starkey Road*	120	110
Scenic Corridor	110	95
Minor Arterials	100	90
Major Collectors	80	70
Minor Collectors	60	50
Local/Private Street	50	45
Alley	-	20

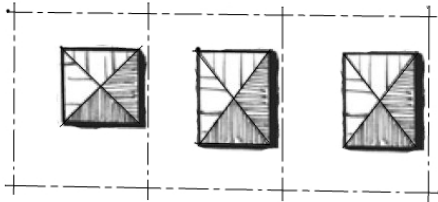
*Starkey Road is a minor arterial classification but has different setback requirements.

Source: Pinellas County Road Jurisdiction Viewer

C. *Exceptions*

- a. Development in Activity Centers, Target Employment Centers (TECs), and Multimodal Corridor overlays shall follow setback requirements contained in Chapter 7.
- b. Clearwater-Largo Road Community Redevelopment District; setback standards shall follow specific CLR-CRD plan requirements.
- c. West Bay Drive Community Redevelopment District (WBD-CRD); setback standards shall follow specific WBD-CRD Plan Requirements.
- d. Minimum and maximum setbacks for small-type and medium-type housing are provided in Section 8.6, except that setbacks to a collector or arterial road shall be measured in accordance with Section 8.4.2.B.
- e. Zero lot line development - A building may abut the property line only under the following conditions:
 - a. Attachment easements or maintenance agreements between the subject property and the affected adjacent properties shall be provided and are subject to approval. The maintenance agreement must grant a minimum of a five (5) foot ingress and egress easement for the purpose of maintenance;
 - b. To allow the use of zero lot line, the subject property and affected adjacent property must have the same land use designation.
 - c. Plantings required as part of a landscaping buffer must still be provided on the site; and
 - d. Roof overhangs (eaves), not including vertical supports, may extend into the setback area, but not beyond a property line.

Figure 8-2: Zero Lot Line Placement



D. *Separation between structures* - Minimum spacing between structures must meet the building separation standards in the Florida Building Code.

SECTION 13 THAT SUBSECTION 8.9.3 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 8.9.3 - Available Bonuses

- A. The following city-wide bonuses are available, if all the criteria of the bonus are met:
 - (1) *Affordable Housing Density Bonus* - Section 14.2.1 of the CDC outlines the city's Affordable Housing Density Bonus Program that serves as an incentive to encourage Affordable Housing Developments within the city.
 - (2) *Small-type and Medium-type Housing Density Bonus* - Section 8.6.6 of the CDC outlines the available density bonus to encourage the development of small-type and medium-type housing.
 - (3) *Graywater Density Bonus* - Section 403.892, Florida Statutes, outlines the density bonus incentive available for use of graywater technologies within a development.
 - (4) *Live Local Act Density Allowances* - Section 166.04151, Florida Statutes, outlines Florida's Live Local Act which allows density increases up to 30 units per acre for projects with at least 40% of units reserved for households serving no more than 120% Area Median Income (AMI) on properties with commercial, industrial, or mixed-use land categories.
- B. The following bonuses are available for developments within the Major Activity Centers, Target Employment Centers (TECs), and Multimodal Corridors, as defined in Section 7.2.
 - (1) *West Bay Drive Community Redevelopment District Density Bonuses* - The West Bay Drive Community Redevelopment District Plan outlines the density bonuses available.
 - (2) *Clearwater-Largo Road Community Redevelopment District Density Bonuses* - The Clearwater Largo Road Community Redevelopment District Plan outlines the density bonuses available.
 - (3) *Largo Tri-City Activity Center and Multimodal Corridor Density Bonuses* - Section 7.2.6.C(2) and Section 7.4.5 outlines the density bonuses available to incentivize affordable housing and sustainable development within the Largo Tri-City Activity Center and Multimodal Corridor.
 - (4) *Largo Mall Activity Center Density Bonus* - Section 7.2.5 outlines a bonus available for certain design and development elements consistent with requirements within the Largo Mall Activity Center.
 - (5) *Vertically-Integrated, Mixed Use Development Stacking Bonus* – This section outlines the ability to stack density and intensity on a site within designated Multimodal Corridors, Activity Centers, and Target Employment Centers:
 - i. Density and intensity of - vertically-integrated, mixed use developments within designated Multimodal Corridors, Activity Centers, and Target Employment Centers shall not exceed, in total, the maximum number of permitted units and the maximum FAR for the underlying land use

designation, except where permitted under the Countywide Rules. Proportional split of density and intensity shall not apply, as density and intensity may be stacked. The unified development shall include an internal, structured parking garage for at least 75% of the project's required parking spaces to qualify for the stacking bonus.

- ii. The following example shows how density and intensity may be stacked on a single site using this bonus:

Example: A vertically-integrated, mixed use development is proposed for a two (2) acre site (87,120 sq. ft.) within a designated Multimodal Activity Center, with a land use classification of R/O/R. The site may develop up to 43,560 sq. ft. of nonresidential space (.50 FAR) and thirty (30) dwelling units (15 DU per acre) without a proportional split. The proposed development would achieve this maximum if all buildings are vertically integrated and the site includes at least one internal parking structure that accounts for at least 75% of the project's required parking spaces.

SECTION 14 THAT SUBSECTION 15.7.3 OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 15.7.3 - Standards

This type of use is typically not externally identifiable as a manufacturing use due to the relatively "clean" and self-contained nature of its operation. The following standards shall supplement the other standards of this CDC:

- A. *Noise standards* - All uses must be in compliance with noise standards contained in the City Code of Ordinances.
- ~~B. *Adjacent commercial space* - If a light manufacturing use is proposed for an existing commercial structure which immediately abuts, or has a common wall with a less intensive commercial use, adequate building modifications will be required to attenuate any potential impact to the adjacent commercial space.~~
- B. *Exterior storage* - Outdoor activities are allowed only if approved as part of the site plan review process. All outdoor activities is are limited to no more than fifty (50) percent of the total site area, excluding all areas that is required for buffers, parking, and vehicular access. Outdoor storage is prohibited on properties classified as Residential/Office General (R/OG) or Residential/Office Retail (R/OR).
- ~~D. *Deed restriction* - Applicants for development of a light manufacturing use on commercially designated land, who cannot meet general commercial standards, shall be required to execute a deed restriction limiting future uses to those consistent with or less intensive than the manufacturing use, which shall be recorded in the official records for Pinellas County.~~

SECTION 15 THAT SUBSECTION 15.19.C(4) OF THE COMPREHENSIVE DEVELOPMENT CODE IS AMENDED TO READ AS FOLLOWS:

Section 15.19 - Hotels

- (4) *Target Employment Center Overlay (TECo) Alternative Standards* - This overlay designation is applied to the following applicable land use classification with sufficient size to support integrated industrial/mixed-use projects: Commercial General (CG). The TECo bonuses outlined below cannot be combined with those bonuses outlined for target employment uses in tables 7-5 and 7-6.
 - (a) *Maximum Density and Intensity* - Hotel rooms, associated parking structures, and uses accessory to the hotel may be established at the maximum densities (dwelling unit/acre) and intensities determined by the underlying land use classification of the site, plus up to one hundred (100) percent for a floor area ratio (FAR). A multiplier of 2.5 rooms per maximum density shall be applied in converting residential units to hotel rooms. ~~A Development Agreement (DA) shall be required and processed in accordance with Section 4.6: Level IV, Development Agreement (DA) of the CDC.~~

(b) *Supplemental Design Standards* - Applicable only to hotels located within the TECo and that are utilizing any additional intensities determined by the underlying land use classification in accordance with Subsection (4)(a). Hotels shall meet the design standards in Section 15.19C.(3) in addition to providing:

- (1) *Amenities*. Outdoor and/or indoor amenities are required to be provided which shall include, but are not limited to spa, pool, weight room/training stations or business center.
- (2) *Meeting/Conference Rooms*. There shall be a minimum of twenty (20) square feet per guest room devoted for meeting rooms, conference rooms, banquet and/or convention spaces. Areas designated for dining, breakfast and lobby areas do not count towards this requirement.

SECTION 16 THAT SUBSECTION 20.1.A IS AMENDED TO READ AS FOLLOWS:

20.1.A

* * *

~~(16)~~ (16) *Agriculture*: Includes but is not limited to farming, horticulture, pasturage, forestry, citrus and other fruit groves, greenhouses and nurseries, truck farms and dairy farms, commercial fish, frog or poultry hatcheries, and raising of hogs and other farm animals. Includes agritourism uses as accessory uses to the primary agricultural use.

~~(16)~~~~(17)~~ (17) *Alley*: A narrow street, passageway, or service way, which is usually a public right-of-way, located along the rear of abutting properties, and is not intended for general traffic circulation.

~~(17)~~~~(18)~~ (18) *Alter or Alteration*: To change, rearrange, enlarge, extend, or reduce any structure or part thereof on the same site.

~~(18)~~~~(19)~~ (19) *Alteration of a watercourse*: A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

~~(19)~~~~(20)~~ (20) *American National Standards Institute (ANSI) A300 Standards*: Generally accepted industry standards for tree care practices.

~~(20)~~~~(21)~~ (21) *American Society of Consulting Arborists (ASCA)*: A professional organization that maintains a referral list of arborists who have passed the qualifications needed to attain Registered ASCA Consulting Arborist status.

~~(21)~~~~(22)~~ (22) *Ancillary Use*: A use which is established to support a primary use. Ancillary uses may include, but not be limited to the following: off-street parking, off-site drainage and retention areas, and open space buffer areas associated with allowable nonresidential uses.

~~(22)~~~~(23)~~ (23) *Antenna or Antenna Array*: Any system of wires, poles, rods, reflecting discs, panels, or similar devices used for the transmission or reception of electromagnetic waves (see "satellite service reception antenna" and "communications tower").

~~(23)~~~~(24)~~ (24) *Appeal*: A request for a review by a higher authority of an action on an application, or an interpretation of the CDC.

~~(24)~~~~(25)~~ (25) *Approved Arborist*: An arborist who is currently recognized by the International Society of Arboriculture (ISA) as a Certified Arborist or by the American Society of Consulting Arborists (ASCA) as a Registered Consulting Arborist.

~~(25)~~(26) *Approved Species List*: A list of landscape species that can be used to meet planting requirements provided the site specific conditions match the requirements of the plant.

~~(26)~~(27) *Arboriculture*: The practice and study of the care of trees.

~~(27)~~(28) *Arborist*: An individual trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees.

~~(28)~~(29) *Arcade*:

- a. In architecture, an arcade is a series of arches carried by columns or piers, a passageway between arches and a solid wall, or a covered walkway that provides access to adjacent shops.
- b. In land use, an arcade is a place or facility where pinball or other similar electronic games are played for amusement only. Arcades may not include any gambling devices prohibited by law.

~~(29)~~(30) *Area*: The dimension of a site as measured by multiplying the length times the width of the land to be developed and platted into one (1) lot of record.

~~(30)~~(31) *Area Median Income (AMI)*: The median gross annual income, adjusted for household size, for Pinellas County (Tampa-St. Petersburg Metropolitan Statistical Area).

~~(31)~~(32) *Assisted Living Facility (ALF)*: A licensed entity, which provides or arranges for housing, onsite monitoring, and personal care services and/or home care services (either directly or indirectly), to one or more adults who are not relatives of the owner or administrator in a homelike setting, for a period exceeding twenty-four (24) hours.

~~(32)~~(33) *ASCE 24*: A standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

~~(33)~~(34) *Awning*: See "canopy."

SECTION 17 THAT SUBSECTION 20.1.B IS AMENDED TO READ AS FOLLOWS:

20.1B

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(12) *Business Incubator*: An organization that helps start-up companies and individual entrepreneurs develop their businesses by providing them with resources, management training, equipment, and office space.

SECTION 18 THAT SUBSECTION 20.1.C IS AMENDED TO READ AS FOLLOWS:

20.1.C

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(7) *City Manager*: The City Manager for the City of Largo, or any such person designated to act in his/her stead.

~~(7)~~(8) *Class II Use*: See "Conditional Use."

~~(8)~~(9) *CLR-CRD*: The Clearwater-Largo Road Community Redevelopment District.

(10) *Class A Office*: Class A Office properties are characterized as having the highest quality standards, amenities, and fixtures. Common features include top-tier HVAC and lighting systems, the latest telecommunications infrastructure, and often have unique design or architectural traits. Because of their high standards, Class A

offices are typically (but not always) in new or trophy buildings with high-quality road and mass transit connections. Location also plays a role in Class A offices, as they are often located in sought-after areas such as downtowns.

- ~~(9)~~ *City Manager*: The City Manager for the City of Largo, or any such person designated to act in his/her stead.
- ~~(10)~~(11) *Coastal Construction Control Line*: The line established by the State of Florida pursuant to Section 161.053, F.S., and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.
- ~~(11)~~(12) *Coastal High Hazard Area (CHHA)*: For floodplain management purposes only (Chapter 11), the CHHA is a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. For all purposes except floodplain management, the CHHA is the area below the elevation of the Category 1 storm surge line as established by the National Oceanic and Atmospheric Administration's (NOAA) most recent Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) as Zone V1—V30, VE, or V, as adopted by the City of Largo.
- ~~(12)~~(13) *Commercial Campground*: A place set aside and offered for temporary accommodations, (i.e., no permanent installation of dwelling units on individual lots), for recreational purposes or travel by a person or public body, for remuneration of the owner, lessor, or operator of such place, including all appurtenances and associated facilities.
- ~~(13)~~(14) *Commercial Message*: Any sign, wording or the company trademark and/or logo that are synonymous with the company in question that directly advertises the company in question.
- ~~(14)~~(15) *Communication Tower*: A monopole, self-supporting lattice, or guyed structure situated on a site, the purpose of which is to serve as the support for one (1) or more antennas or antenna arrays. This term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, and similar telecommunication structures excluding those used exclusively for dispatch communications (see "antenna or antenna array" and "satellite service reception antenna").
- ~~(15)~~(16) *Community Residential Homes*: A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Some facilities included in this category are group care homes, recovery homes, elderly housing and similar uses.
- ~~(16)~~(17) *Comprehensive Plan*: The compilation of goals, objectives, policies, and maps for the physical, social, and economic development within the City of Largo, adopted by ordinance pursuant to Chapter 163, F.S., and containing all statutorily required elements.
- ~~(17)~~(18) *Concurrency*: The statutory requirement that public facilities and services to maintain the adopted level of service standards for utilities, recreation and open space, and drainage are in place at the time of development.
- ~~(18)~~(19) *Conditional Use*: A use that, because of special requirements or characteristics, may be allowed in a particular land use designation or character district only upon completion of a conditional use review and subject to the limitations and conditions specified therein. All proposed development must meet the review criteria contained in this CDC. It shall be permitted only upon the approval of the Planning Board after due notice and public hearing.

- ~~(19)~~(20) *Condominium*: A building or group of buildings in which units are owned individually, and common areas and facilities are owned by all the unit owners on a proportional basis. A condominium is a legal form of ownership and not a specific building style.
- ~~(20)~~(21) *Conforming*: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.
- ~~(21)~~(22) *Cottage Court*: A group of two (2) to four (4) small detached structures on a single lot arranged around a shared green space that is open to the street. Shared green spaces include land that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(22)~~(23) *Contractor Yard*: Storage yard operated by, or on behalf of, a contractor for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's business type.
- ~~(23)~~(24) *County*: Pinellas County, Florida
- ~~(24)~~(25) *Countywide Future Land Use Plan (FLUP)*, also known as *Countywide Land Use Plan*: Future Land Use Plan adopted as part of the Pinellas County Comprehensive Plan pursuant to Chapter 88-464, Florida Statutes. The accompanying "Rules Governing Administration of the Countywide Future Land Use Plan, As Amended" are included by reference. The future land use map that designates general categories of land use by type and location to guide the future development pattern and use of land throughout the county, as adopted by the Pinellas Planning Council and Countywide Planning Authority. The Countywide Plan Map may consist of a single map or map series as approved by the PPC and CPA and filed with the Clerk of the Board of County Commissioners.
- ~~(25)~~(26) *Courtyard Building*: A residential structure that consists of five (5) to twelve (12) attached dwelling units accessed from a central common courtyard that opens to the street. The courtyard can include a shared green space which includes lands that is partly or completely covered with grass, trees, shrubs, or other vegetation, such as community gardens and park areas.
- ~~(26)~~(27) *Critical Root Zone*: The greater area between the ground area within a tree's dripline or an area equivalent to a radius from the tree trunk of nine (9) inches for each diameter inch of trunk measured at fifty-four (54) inches above grade.
- ~~(27)~~(28) *CRD*: Community Redevelopment District.
- ~~(28)~~(27) *Crown*: All tree branch parts including all twigs and foliage.
- ~~(29)~~(30) *Currently Available Revenue Sources*: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of revenue source which is contingent upon ratification by public referendum.

SECTION 19 THAT SUBSECTION 20.1.F IS AMENDED TO READ AS FOLLOWS:

20.1.F

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(27) Food Processing and Packing Plant (including Test Kitchens and Ghost Kitchens): A facility primarily engaged in the preparation, processing, packaging, or handling of food products for wholesale distribution, retail sale, or institutional use. This use includes but is not limited to the mechanical or manual transformation of raw ingredients into finished food products, the assembly and packaging of pre-prepared foods, and the storage of ingredients and finished goods.

~~(27)~~(28) *Foot-Candle*: A photometric measurement equal to the illumination shed by one (1) candle on one (1) square foot at a distance of one (1) foot.

- ~~(28)~~(29) *Freeboard*: The distance from the top of the overflow structure to the lowest point of top of bank, back of curb, or edge of pavement at the first upstream catch basin, whichever is lowest.
- ~~(29)~~(30) *Freestanding Retail Use*: A building containing one or more commercial establishments selling retail goods or merchandise and rendering services incidental to the sale of such goods.
- ~~(30)~~(31) *F.S.*: Florida Statutes.
- ~~(31)~~(32) *Functionally dependent use*: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.
- ~~(32)~~(33) *Future Land Use Map (FLUM)*: A graphic representation of the land use designation of all parcels in the City used as the regulatory map for implementation of the Comprehensive Plan and this CDC. It may also be known as the "Land Use Map."
- ~~(33)~~(34) *Future Land Use Plan Element*: The element of the adopted Largo Comprehensive Plan which includes the FLUM and contains goals, objectives, and policies of the City to guide the future location of uses within the City of Largo. This element may also be referred to as the "Land Use Plan."

SECTION 20 THAT SUBSECTION 20.1.M IS AMENDED TO READ AS FOLLOWS:

20.1.M

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- (2) *Manufacturing - Light Assembly (Class A) Use*: A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales, and distribution of such products. Exterior storage and processing of equipment or materials is not allowed. This category includes activities such as assembly of electronic devices, instruments, or appliances, custom fabrication (e.g., cabinetry, signage, metalwork), printing and publishing, a artisan or craft production (e.g., screen printing, ceramics, woodworking), contractor trade shops (e.g., HVAC, electrical, plumbing) with indoor storage only. Light manufacturing uses are characterized by minimal noise, vibration, odor, dust, or other emissions detectable beyond the property line and are compatible with adjacent commercial or employment uses.
- (3) *Manufacturing, Heavy*: A use involving large-scale production, processing, fabrication, assembly, or disassembly of goods, materials, or products that typically involve significant impacts on surrounding properties due to noise, vibration, smoke, dust, odors, glare, or other emissions. These uses often require substantial capital investment in machinery and equipment and may involve the storage of raw materials or finished products in bulk.
- ~~(3)~~(4) *Manufactured Home*: A dwelling unit constructed inside a climate-controlled building facility, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. Manufactured homes are built on or after June 15, 1976 and are certified by the US Department of Housing and Urban Development (HUD) under the Manufactured Home Construction and Safety Standards, effective June 15, 1976, as amended. Manufactured homes are regulated in Florida by the Department of Highway Safety and Motor Vehicles (DHSMV). Upon installation, a manufactured home's wheels and axles may be removed, but the integral chassis must stay in place. To be acceptable in Florida, a manufactured home must bear the HUD label and be installed by a mobile home installer licensed by DHSMV." For similar units built prior to June 15, 1976, refer to "mobile home." The term "manufactured home" does not include a "recreational vehicle" or "park trailer."

- ~~(4)~~(5) *Manufactured Home Development*: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- ~~(5)~~(6) *Market Value*: The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in the Comprehensive Development Code, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.
- ~~(6)~~(7) *Marquee*: A decorative architectural design feature. A roof-like projection over an entrance, such as over a theater entrance. A sign placed upon a marquee is subject to compliance with wall sign standards.
- ~~(7)~~(8) *Marina*: A public or quasi-public facility for marine transport respectively, including such terminal, docking, storage, parking, transient accommodation, office, retail commercial, and eating/drinking facilities as may be directly related or accessory thereto.
- ~~(8)~~(9) *Maximum Income Limit*: The maximum gross annual household income adjusted for household size for the maximum income level to be served by the AHD (e.g., 50% or 80% of area median income). Unless otherwise required for specific funding sources provided through the City for the AHD, the median annual income for set-aside units shall be based on the annually released Maximum Income Limits established by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program, adjusted for household size for Pinellas County (Tampa-St. Petersburg Metropolitan Statistical Area).
- ~~(9)~~(10) *Maximum Rent Rates*: Unless otherwise required for specific funding sources provided through the City for the AHD, the Maximum rent rates for set-aside rental units shall be based on annually released Maximum Rental Limits established by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program, adjusted for the number of bedrooms in the units, for Pinellas County (Tampa-St. Petersburg Metropolitan Statistical Area).
- ~~(10)~~(11) *Maximum Purchase Price (Sales Limit)*: Unless otherwise required for specific funding sources provided through the City for the AHD, the Maximum Purchase Price for set-aside owner-occupied units shall be based on annually released Maximum Purchase Price limit established by the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP) Program.
- ~~(11)~~(12) *Medical Marijuana Treatment Center Dispensing Facility*: A facility where low-THC cannabis and/or medical marijuana, as well as physician ordered marijuana delivery devices, are dispensed at retail by an approved Medical Marijuana Treatment Center pursuant to Article X, Section 29(b)(5) of the Florida Constitution.
- ~~(12)~~(13) *Medical or Dental Office/Clinic*: An outpatient establishment where patients, who are not lodged overnight, are provided medical or dental treatment and examination by physicians, dentists, and similar personnel, the practice of which is lawful in the state of Florida.
- ~~(13)~~(14) *Medium-type Housing*: Five (5) to twelve (12) attached units, such as townhomes (medium), courtyard buildings, or multiplexes, where the building massing is larger than what would be found in lower-density residential areas.
- ~~(14)~~(15) *Metes and Bounds*: A method of describing the boundaries of land by compass bearings and distance from a known point of reference.
- ~~(15)~~(16) *Microbrewery*: An establishment where beer and malt beverages are duly-licensed to be made on premises and then sold or distributed, and which produces less than 15,000 barrels (465,000 gallons) of beer and or cider per calendar year in conjunction with a restaurant, tasting/tap room or retail sales.

- ~~(16)~~(17) *Micro-Distillery*: An establishment primarily engaged in on-site distillation of spirits in quantities not to exceed 75,000 gallons per calendar year. The distillery operation processes the ingredients to make spirits by mashing, cooking, and fermenting. The micro-distillery operation does not include the production of any other alcoholic beverage. A micro-distillery may include a tasting/tap room as an accessory use.
- ~~(17)~~(18) *Mixed Use Corridor*: Roadways within Largo that are bordered by land use categories that allow a wide range of transit-supportive use and include regulations that support a compact built form with variations in density and design criteria.
- (19) *Mixed Use, Vertically Integrated*: A building which contains multiple uses within the same structure.
- (20) *Mobile Food Dispensing Vehicle*: A readily movable, motorized wheeled vehicle or a towed wheeled vehicle, with no permanent, fixed location, which is designed and equipped to prepare and serve food, and contains food preparation equipment and is closed up when not in operation. Mobile Food Dispensing Vehicle does not include hot dog carts, pushcart vending, ice cream trucks or produce trucks.
- (21) *Mobile Food Dispensing Vehicle Vending Site*: A parcel of developed land with a defined area approved for daily vending with limited operations by Mobile Food Dispensing Vehicles, as approved by the Development Controls Officer.
- (22) *Mobile Home*: A mobile home is similar to a manufactured home but was built before June 15, 1976, prior to the first adoption of the US Department of Housing and Urban Development (HUD) under the Manufactured Home Construction and Safety Standards. Mobile homes do not have a HUD seal and also do not meet the Florida Building Code. Exception: Chapter 19 of the Largo CDC shall utilize the Chapter 723, Florida Statutes definition of Mobile Home, which disregards the year built: “a residential structure, transportable in one or more sections, which is 8 body feet or more in width, over 35 body feet in length with the hitch, built on an integral chassis, designed to be used as a dwelling when connected to the required utilities, and not originally sold as a recreational vehicle, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein.”
- (23) *Moderate-Income Household*: One or more natural persons or a family that has a total annual gross household income that does not exceed 120 percent of the median annual income adjusted for family size for households within the metropolitan statistical area, the county, or the nonmetropolitan median for the state, whichever is greatest. With respect to rental units, the moderate-income household's annual income at the time of initial occupancy may not exceed 120 percent of the area's median income adjusted for family size. While occupying the rental unit, a moderate-income household's annual income may increase to an amount not to exceed 140 percent of 120 percent of the area's median income adjusted for family size.
- (24) *Modular Building*: A factory-built structure that is designed, built, permitted and inspected to the Florida Building Code. See also “Modular Home”.
- (25) *Modular Home*: A manufactured home that is designed, built, permitted, and inspected to the Florida Building Code. A modular home must be installed on permanent foundation that is designed and built specifically for that home by a contractor licensed by the Department of Business & Professional Regulation (DBPR). To be acceptable in Florida, a modular home must bear the insignia of the Florida Department of Commerce (Florida Commerce) on the inside of the cover of the home's electrical panel. Modular homes must comply with the same State and local building codes, including all relevant regulations contained within this CDC, as site-built homes.
- (26) *Motel*: A public temporary lodging building, or group of buildings on the same premises and under single control, which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, off-street parking for each unit, and a central office on the property with specified hours of operation.
- (27) *Multi-family*: A development with thirteen (13) or more dwelling units contained within the same structure. Multi-family structures are considered low-rise when containing fewer than three (3) stories (such as garden apartments), mid-rise when containing between three (3) and eight (8) stories, and high-rise when containing nine (9) or more stories.

- (28) *Multimodal Activity Center (MAC)*: A designated area that incorporates or is anchored by a Major Activity Center or Transit Station Area and is of sufficient scale to support mass transit or internal capture of trips within its boundaries.
- (29) *Multiplex*: A residential structure that consists of five (5) to twelve (12) attached dwelling units which are accessed from a common lobby or stairways.
- (30) *Mural*: A large picture, painting, or other image that has been temporarily or permanently applied directly to the surface of an exterior wall of a building or structure. A mural may contain graphics or text as long as the art has no commercial message. Any such commercial message shall be counted as a sign.

SECTION 21 THAT SUBSECTION 20.1.R IS AMENDED TO READ AS FOLLOWS:

20.1.R

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- (6) *Repair Shop, Light*: A facility primarily engaged in the repair, restoration, or maintenance of small consumer goods and personal items. Typical services may include, but are not limited to shoe and leather goods repair, bicycle repair and tuning, furniture refinishing or minor upholstery, watch and jewelry repair, small appliance or electronics servicing. These uses are generally characterized by low-intensity operations, limited noise or emissions, and indoor workspaces. They may include accessory retail sales of related parts or products. This use excludes large-scale manufacturing, vehicle repair, or industrial fabrication.
- (7) *Research & Development (R&D) - Light*: A use engaged in the research, testing, and development of goods, materials, or products, occurring entirely within enclosed buildings. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind, and shall be consistent with such standards as may be prescribed by The City of Largo.
- (8) *Research & Development (R&D) – Heavy*: A use engaged in the research, testing, and development of goods, materials, or products. Manufacturing uses conducted on the premises shall be limited to those needed for experimental or testing purposes. Such use may include the exterior storage and processing of materials and equipment to the extent and in such manner as is permitted by The City of Largo.
- ~~(6)~~(9) *Resources Recovery Facility*: A facility that incinerates processable waste, which is used to produce steam, which in turn, is converted into electricity.
- ~~(7)~~(10) *Redevelopment*: See "Development."
- ~~(8)~~(11) *Rehabilitation*: The upgrading of a building previously in a dilapidated or substandard condition.
- ~~(9)~~(12) *Religious Institution*: A site, premise, or location which is used principally, primarily, or exclusively for purposes of the exercise of religion as protected by the First Amendment of the U.S. Constitution.
- ~~(10)~~(13) *Remove or Removal (of Tree)*: The actual removal, transplanting or causing the effective removal through damaging, poisoning, excessive pruning, topping, or other direct or indirect actions resulting in the death or severe decline of a tree.
- ~~(11)~~(14) *Rent*: To lease, to sublease, to let, and otherwise grant for a consideration the right to occupy premises not owned by the occupant.
- ~~(12)~~(15) *Reservation*:
 - (a) A provision in a deed or other real estate conveyance which preserves a right for the existing owner even if other property rights are transferred.

- (b) A method of holding land for future public use by designating public areas on a plat, map, or site plan as a condition of approval.
- ~~(13)~~(16) *Residential Equivalency Standard*: One (1) or more multipliers used to calculate the residential density equivalents for certain institutional or quasi-residential uses.
- ~~(14)~~(17) *Restrictive Covenant*: A contract between two (2) or more parties usually specifying limitations or obligations relating to the use of a property.
- ~~(15)~~(18) *Retention*: The collection and storage of runoff without subsequent discharge to surface waters.
- ~~(16)~~(19) *Right-of-Way*: Land acquired and owned by a governmental agency or public utility and reserved for public use.
- ~~(17)~~(20) *Rooming House*: A building, other than a motel, hotel, nontransient or transient apartment, bed and breakfast, or short-term vacation rental, where lodging or rooms, or both, are provided for compensation either directly or indirectly. A rooming house can also be referred to as a boarding house.
- ~~(18)~~(21) *Root Pruning*: The process of pre-digging a root ball of a tree to stimulate root regeneration and increase the density of root development within the final root ball.

SECTION 22 THAT SUBSECTION 20.1.T IS AMENDED TO READ AS FOLLOWS:

20.1.T

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- ~~(3)~~ *Technical School*: A Technical School is an educational facility that provides post-secondary or adult vocational training in technical, mechanical, or applied sciences. Programs may include information technology, engineering technology, medical assisting, automotive repair, or construction trades. These institutions may be public or private, and typically offer certifications, diplomas, or associate degrees. They are more intensive than commercial trade schools and may require larger facilities, specialized equipment, and longer-term enrollment. Technical Schools are often located in employment centers, industrial zones, or institutional districts, and may be subject to additional development standards due to their scale and infrastructure needs.
- ~~(3)~~~~(4)~~ *Telecommunication Equipment Building or Cabinet*: A structure or container used by telecommunication providers to house associated equipment either at, or remotely from, a facility.
- ~~(4)~~~~(5)~~ *Telecommunication Facility*: All equipment and land required to transmit and/or receive electromagnetic or radio frequency signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting that equipment, equipment buildings, parking area, and other associated apparatus.
- ~~(5)~~~~(6)~~ *Temporary Event*: A temporary outdoor use on private property that extends beyond the normal uses and standards allowed by the City. A temporary event includes, but is not limited to, art shows, sidewalk sales, pumpkin and Christmas tree sales, haunted houses, carnivals (major and minor), special auto sales, grand openings, festivals, home exhibitions, and church bazaars.
- ~~(6)~~~~(7)~~ *Temporary Tent Sale*: Any sale made by a person, firm, or corporation engaging in the temporary business of selling goods, wares, or merchandise from a tent, truck, vending cart, or other area outside of a permanent structure on property owned or leased by the person, firm, or corporation.
- ~~(7)~~~~(8)~~ *Ten-Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and fifteen-hundredths (3.15) inches during a one (1) hour period.
- ~~(8)~~~~(9)~~ *Topping*: Method of pruning that reduces the height of a tree by making heading cuts through stems more than two (2) years old or removing leaders back to lateral branches that are less than one third the size of the cut stem.

- ~~(9)~~(10) *Townhome (medium)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached by means of a common wall for five (5) to twelve (12) attached units per building.
- ~~(10)~~(11) *Townhome (small)*: A single-family dwelling unit on one (1) lot, which has primary ground floor access to the outside and which are attached to another dwelling unit by means of a common wall for a total of up to four (4) attached units per building.
- ~~(11)~~(12) *Tract of Land*: See "Parcel."
- (13) *Trade School, Commercial*: A Commercial Trade School is a facility operated for profit that provides specialized instruction or training in a specific skill, craft, or discipline. This includes, but is not limited to, dance studios, martial arts schools, diving instruction centers, and arts and crafts studios such as pottery, painting, or sculpture. These facilities may offer individual or group instruction, workshops, or classes, and may include accessory retail sales of related materials or equipment. This use does not include academic institutions offering K–12 or post-secondary degrees, nor does it include vocational-technical schools that are part of a public education system.
- ~~(12)~~(14) *Transfer of Development Rights*: A development technique which allows a land owner to separate the rights to develop his land from the land itself and transfer those rights to other land (see "Development Right").
- a. *Sending Zone*: An area of land (zone) from which the rights to develop may be conveyed to other Property (*Receiving Zone*).
 - b. *Receiving Zone*: An area of land to which additional development rights may be conveyed.
- ~~(13)~~(15) *Transient Accommodation Unit*: An individual room or rooms within a Transient Accommodation Use designed to be rented as a single unit for temporary occupancy of a limited duration, and without independent cooking or kitchen facilities.
- ~~(14)~~(16) *Transient Accommodation Use*: A facility offering transient lodging accommodations for tourists; such as hotels, motels, inns, resorts, and recreational vehicle parks. The occupancy of transient accommodation uses occurs, or is offered or advertised as being available, for a term of less than one (1) month, more than three (3) times in any consecutive twelve (12) month period. In determining whether a property is used as a temporary lodging use, such determination shall be made without regard to the form of ownership of the Property or unit, or whether the occupant has a direct or indirect ownership interest in the Property or unit; and without regard to whether the right of occupancy arises from a rental agreement, other agreement, or the payment of consideration.
- ~~(15)~~(17) *Transient Guest*: A person renting, using, or occupying a room in a hotel for sleeping accommodations.
- ~~(16)~~(18) *Transit*: Passenger services provided by public, private, or nonprofit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
- ~~(17)~~(19) *Transit Corridor*: An existing or planned route for public transit service in the local or regional transportation plan or the plan of the relevant transit service provider.
- ~~(18)~~(20) *Transitional Housing*: A residence that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living, typically within twenty-four (24) months.
- ~~(19)~~(21) *Transplanting [Tree]*: The act of removing a tree from one (1) location and planting the same tree at another location.
- ~~(20)~~(22) *Transportation Management Plan*: A Plan developed by an applicant representing a proposed development, that is submitted in conjunction with individual site plans seeking to utilize transportation management strategies to address their development impacts, improve the efficiency and safety of the transportation system, and increase the mobility for all users. These strategies include, but are not limited to, density/intensity reductions, project phasing, access controls, capital improvements, and/or incentives encouraging mass transit, bicycle or pedestrian travel, and ride-sharing.
- ~~(21)~~(23) *Tree*: An erect standing woody plant, together with its trunk, crown, and root system, of a species that normally attains a minimum overall height at maturity of at least fifteen (15) feet.

- ~~(22)~~(24) *Tree Barricade*: A physical structure placed around a tree that complies with the specifications and requirements relative to tree barricades as defined herein.
- ~~(23)~~(25) *Tree Cluster*: A stand of trees in which two (2) or more primary tree trunks are within three (3) feet of one another measured at four and one-half (4.5) feet above grade.
- ~~(24)~~(26) *Tree Fund*: The City tree fund shall accrue funds from mitigation payments made to the City under the terms of Chapter 10 of this CDC. Tree fund funds are expressly reserved for the purchase and installation of trees on public properties within the corporate limits of the City. Funds may also be used for projects that enhance the City's urban forestry program provided proper approval is granted.
- ~~(25)~~(27) *Tree Inventory*: A written report listing all protected trees on a site by trunk diameter size at DBH, species, location, and overall condition.
- ~~(26)~~(28) *Tree Preservation Plan*: A plan showing all of the measurements that will be utilized to help ensure that trees designated for preservation will remain in a healthy growing condition.
- ~~(27)~~(29) *Tree Protection Zone (TPZ)*: The fenced in area around a tree or group of trees in which no grading, excavation, or construction activity may occur without written approval, and generally under the supervision of, an Approved Arborist.
- ~~(28)~~(30) *Tree Root Plate*: See "Critical Root Zone."
- ~~(29)~~(31) *Trip*: A single- or one-way vehicle movement (see "trip end").
- ~~(30)~~(32) *Trip End*: The origin or destination of a trip. Each Trip has two (2) ends which constitute a two (2)-direction vehicle movement at the origin or destination of the Trip.
- ~~(31)~~(33) *Trip Generation*: The total number of Trip Ends produced by a specific use or activity.
- ~~(32)~~(34) *Triplex*: A structure containing three (3) attached dwelling units on one (1) lot.
- ~~(33)~~(35) *Twenty-Five Year Storm*: The amount of rainfall which is precipitated on the land in the amount of three and seven-tenths (3.7) inches during a one (1) hour period.

SECTION 24 THAT SUBSECTION 20.1.U IS AMENDED TO READ AS FOLLOWS:

20.1.U

* * *

(2) *Urban Agriculture*: The cultivation, processing, and distribution of food and non-food plant products within urban and suburban areas. This includes, but is not limited to: rooftop farms, vertical farming, and container-based systems, hydroponic, aeroponic, and aquaponic operations. Accessory uses such as retail may be permitted in conjunction with urban agricultural uses, along with agritourism, however, livestock uses are not permitted.

SECTION 25 That all ordinances or parts thereof inconsistent herewith are hereby repealed and superseded.

SECTION 26 That it is the intention of the Largo City Commission that each provision hereof be considered severable, and, if any section, subsection, sentence, or provision of this ordinance is held invalid, the remainder of the ordinance shall not be affected.

SECTION 27 That this ordinance shall become effective immediately upon its final passage and adoption.

APPROVED ON FIRST READING _____

PASSED AND ADOPTED ON
SECOND AND FINAL READING _____

CITY OF LARGO, FLORIDA

Mayor

REVIEWED AND APPROVED:

City Attorney

ATTEST:

City Clerk