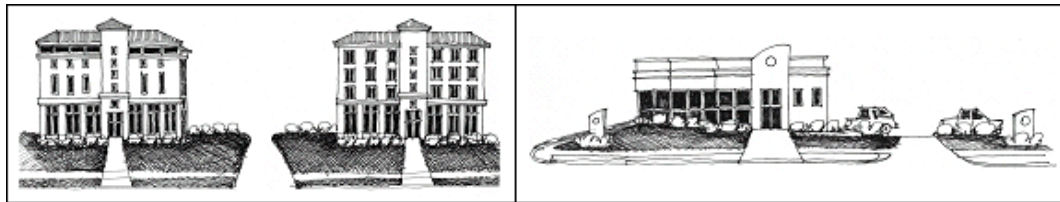


SECTION 16.20.090. CORRIDOR COMMERCIAL SUBURBAN DISTRICTS (CCS)



Typical Buildings in the CCS District

16.20.090.1. Composition of corridor commercial suburban.

- A. The corridor commercial suburban development pattern includes the design aesthetics, densities and uses found in the various shopping districts of the mid to late 20th Century. Historically, the development of suburban commercial corridors was most influenced by the automobile. Businesses as varied as laundromats, restaurants, banks and theaters catered to the automobile by adding drive-through windows. Parking became an important factor in designing a new business as the provision of ample on-site parking became a paramount consideration. These changes resulted in greater separation of land uses and a reduction in accommodations for the pedestrian.
- B. The regulations of this district recognize that corridor commercial suburban development is primarily influenced by the automobile. Regulations of site design, building design, scale and intensity are provided to minimize the impacts of parking lots, drive-thrus, and national chain architecture.

(Code 1992, § 16.20.090.1; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 246-H, § 7, 10-20-2016)

16.20.090.2. Purpose and intent.

The purpose of the CCS district regulations is to improve the appearance of restaurants, "big box" retailers, drug stores and apartment buildings; accommodate both vehicles and pedestrians; improve connections between the individual developments and compatibility with surrounding neighborhoods; and minimize automobile dependency. The corridor features building setbacks, improved landscaping, internal pedestrian amenities, cross-access among developments, and other standards to minimize visual and traffic impacts. A specific purpose statement is included in each introduction to the specific CCS districts.

(Code 1992, § 16.20.090.2; Ord. No. 876-G, § 9, 2-21-2008)

16.20.090.3. Permitted uses.

Uses in these districts shall be allowed as provided in the Matrix: Use Permissions and Parking Requirements.

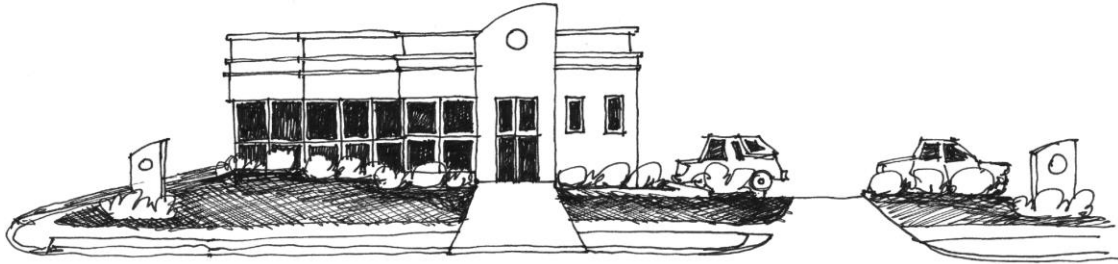
(Code 1992, § 16.20.090.3; Ord. No. 876-G, § 9, 2-21-2008)

16.20.090.4. Introduction to CCS districts.

The CCS districts are the CCS-1 and CCS-2.

16.20.090.4.1. Corridor Commercial Suburban-1 (CCS-1).

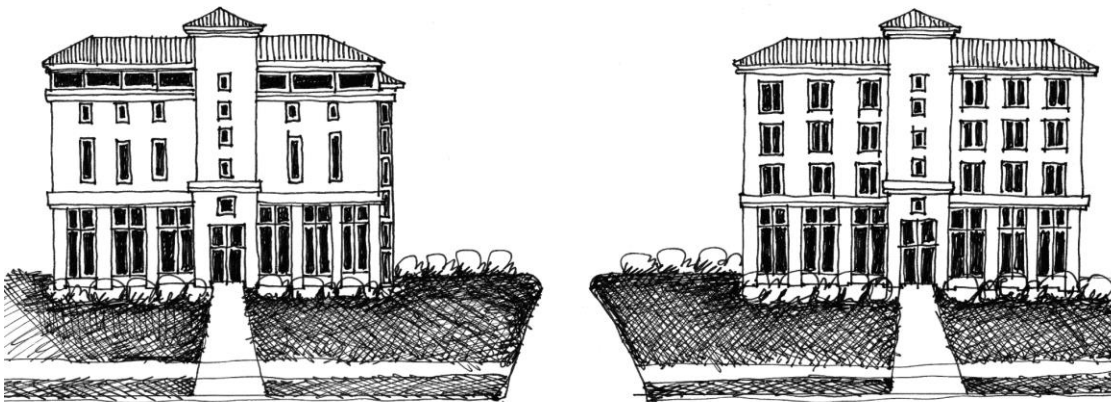
It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of local interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing is provided.



CCS-1

16.20.090.4.2. Corridor Commercial Suburban-2 (CCS-2).

It is the purpose of this district to generally allow one-story to four-story development containing mixed uses of regional interest in conjunction with residential, multifamily units or structures. Additional building height and density is possible within primary and secondary activity centers. Additional density is possible when workforce housing is provided.



CCS-2

(Code 1992, § 16.20.090.4; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 246-H, § 7, 10-20-2016)

16.20.090.5. Development potential.

Development potential is slightly different within the districts to respect the character of the neighborhoods. Achieving maximum development potential will depend upon market forces, such as minimum desirable unit size,

and development standards, such as minimum lot size, parking requirements, height restrictions, and building setbacks.

Minimum Lot Size, Maximum Density and Maximum Intensity

		CCS-1	CCS-2
Minimum lot width	Small lot (less than 1.0 acre)	100 ft.	100 ft.
	Medium lot (between 1.0 - 2.0 acres)	200 ft.	200 ft.
	Large lot (greater than 2.0 acres)	300 ft.	300 ft.
Minimum lot area (square ft.)		4,500	4,500
Maximum residential density (units per acre)	Residential density	15	40
	Residential density within activity center	60	60
	Workforce housing density bonus	8	10
	Workforce housing density bonus within activity center	10	15
	Hotel density (rooms per acre)	45	55
	TDR density bonus	9	0
Maximum nonresidential intensity (floor area ratio)	Nonresidential intensity	0.55	0.75
	Nonresidential intensity within activity center	2.5	1.12
	Workforce housing intensity bonus	0.2	0.2
	Workforce housing intensity bonus within activity center	0.2	0.5
	TDR intensity bonus	0.2	0
Maximum impervious surface (site area ratio)		0.85	0.9
<p>Workforce housing density and intensity bonus: All units associated with this bonus shall be utilized in the creation of Workforce Housing units as prescribed in the City's workforce housing program and shall meet all requirements of the program.</p> <p>Hotel density: Additional hotel density may be allowed pursuant to the cg (commercial general) Comprehensive Plan future land use category and section 4.2.7.6 of the countywide plan rules.</p> <p>In order to preserve existing commercial floor area on redevelopment sites within CCS-1 equal to or greater than 5 acres, the residential component shall not exceed 40 percent of the total FAR. Where the residential component exceeds 40 percent of the total FAR, special exception approval is required.</p> <p>Refer to technical standards regarding measurement of lot dimensions, calculation of maximum residential density, nonresidential floor area, and impervious surface.</p> <p>For mixed use developments, refer to additional regulations within the use specific development standards section for mixed uses (currently section 16.50.200).</p> <p>A 100% intensity bonus is allowed for manufacturing, office, and laboratories and research and development uses on parcels designated as Target Employment Center (TEC) Overlay on the future land use map.</p>			

(Code 1992, § 16.20.090.5; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 83-H, § 12, 12-19-2013; Ord. No. 166-H, § 3, 5-21-2015; Ord. No. 203-H, § 25, 11-23-2015; Ord. No. 246-H, § 7, 10-20-2016; Ord. No. 405-H, § 4, 12-12-2019)

16.20.090.6. Building envelope: Maximum height and minimum setbacks.

Maximum Building Height (All Districts)

Building Height	CCS-1 and CCS-2		
	Small lot (less than 1.0 acre)	Medium lot (between 1.0—2.0 acres)	Large lot (greater than 2.0 acres)
All buildings	36 ft.	36 ft.	48 ft.
Within activity center	48 ft.	60 ft.	84 ft.
Within Central Avenue Corridor Activity Center	72 ft.*	72 ft.*	72 ft.*
Refer to technical standards regarding measurement of building height and height encroachments. * The allowable height encroachment identified in section 16.20.060 and referred to as "Building in a mixed-use or nonresidential zoning district (with 50 percent or more of the first floor of the principal structure devoted to parking spaces)" shall be prohibited within the Central Avenue Corridor Activity Center.			

Minimum Building Setbacks

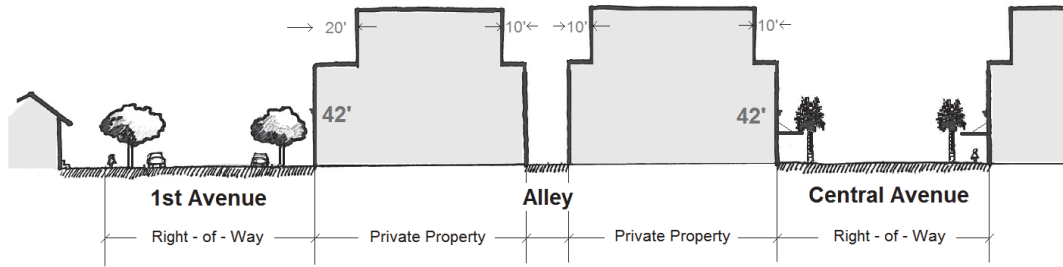
Building Setbacks		CCS-1 and CCS-2		
		Small lot (less than 1.0 acre)	Medium lot (between 1.0—2.0 acres)	Large lot (greater than 2.0 acres)
Adjacent to street (not alleys) minimum setback	Nonresidential use	10 ft.	20 ft.	20 ft.
	Residential use including residential use liner	0 ft.	20 ft.	20 ft.
Adjacent to street (not alleys) maximum setback	Any use	30 ft.	80 ft.	N/A
Interior side yard	Nonresidential use abutting a nonresidential use	10 ft.	10 ft.	10 ft.
	Nonresidential use abutting a residential use	25 ft.	35 ft.	50 ft.
	Residential use (including residential use liner) abutting a residential use	20 ft.	20 ft.	20 ft.
Rear yard	Nonresidential use abutting a nonresidential use	20 ft.	20 ft.	20 ft.

Created: 2021-11-19 15:51:29 [EST]

	Nonresidential use abutting a residential use	25 ft.	35 ft.	50 ft.
	Residential use (including residential use liner) abutting a residential use	20 ft.	20 ft.	20 ft.
Waterfront yard		20 ft.	20 ft.	20 ft.
Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types and setback encroachments.				

Minimum Building Setbacks Within the Central Avenue Corridor Activity Center

Building Setbacks Within Central Avenue Corridor Activity Center		CCS-1			
		1st Avenues North and South		Central Avenue	
		Building height in setback up to 42 ft.	Building height in setback 42 ft. to 72 ft.	Building height in setback up to 42 ft.	Building height in setback 42 ft. to 72 ft.
Front yard		0 ft. from the property line or 10 ft. from the curb, whichever is greater	20 ft. from the property line or 30 ft. from the curb, whichever is greater	0 ft. from the property line or 10 ft. from the curb, whichever is greater	10 ft. from the property line or 20 ft. from the curb, whichever is greater
Interior side yard		5 ft.	15 ft.	5 ft.	15 ft.
Street side yard		0 ft. from the property line or 10 ft. from the curb, whichever is greater	20 ft. from the property line or 30 ft. from the curb, whichever is greater	0 ft. from the property line or 10 ft. from the curb, whichever is greater	10 ft. from the property line or 20 ft. from the curb, whichever is greater
Rear yard	With alley	0 ft.	0 ft.	0 ft.	0 ft.
	No alley	10 ft.	10 ft.	10 ft.	10 ft.
Additional criteria may affect setback requirements including design standards and building or fire codes. Refer to technical standards for yard types, and setback encroachments. Enclosing porches in the front yard setback is regulated by the general development standards.					



(Code 1992, § 16.20.090.6; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 83-H, § 13, 12-19-2013; Ord. No. 246-H, § 7, 10-20-2016)

16.20.090.7. Building design.

The following design criteria allow the property owner and design professional to choose their preferred architectural style, building form, scale and massing, while creating a framework for good urban design practices which create a positive experience for the pedestrian.

Site layout and orientation. The City is committed to creating and preserving a network of linkages for pedestrians. Consequently, pedestrian and vehicle connections between public rights-of-way and private property are subject to a hierarchy of transportation, which begins with the pedestrian.

Building and parking layout and orientation.

1. New multi-building development shall relate to the development of the surrounding properties. This means there shall be no internally oriented buildings which cause rear yards or rear façades to face toward abutting properties.
2. All service areas and loading docks shall be located behind the front façade line of the principal structure.
3. All principal structures shall be oriented toward the primary street. The first floor of big box buildings shall be edged with a use liner containing any permitted use (e.g. retail, restaurant, residential) or the entire wall shall include architectural details such as fenestration, large false (or real) display windows, natural finishes and other architectural features.
4. All mechanical equipment and utility functions (e.g. electrical conduits, meters, HVAC equipment) shall be located behind the front façade line of the principal structure. Mechanical equipment that is visible from the primary street shall be screened with a material that is compatible with the architecture of the principal structure.
5. Detention and retention ponds and drainage ditches shall be located behind the principal building to the rear of the property. Detention and retention ponds and drainage ditches shall comply with the design standards set forth in the drainage and surface water management section.
6. Parking areas shall be compartmentalized with islands as required by the general development standards to reduce the overall scale of the parking area. Not more than 40 parking spaces shall be allowed between landscaped islands.
7. Parking lot location:
 - a. For small lots, no parking spaces shall be allowed between the principal building and the primary street;

-
- b. For medium lots, no more than a double row of parking spaces with a single drive lane shall be allowed between the principal building and the primary street; and
 - c. For large lots, parking spaces are allowed anywhere on the property but if placed to the rear of the property, provision shall be made to allow current or future out-parcel development to comply with the small lot/out parcel design guidelines.
8. Parking structures are encouraged to be internal to the site and to include architectural features related to the principal structure. A parking structure shall meet the general development standards for parking structures.

Vehicle connections. Cross easements which connect an internal vehicle system are encouraged between abutting property owners.

Pedestrian connections.

1. Where multiple store fronts or multiple buildings exist within the same development, each store front and building shall be connected by an internal sidewalk system that is clearly delineated from the vehicular pavement. The internal sidewalk system shall connect to any public sidewalk that abuts the property.
2. Cross easements which connect the internal pedestrian system are encouraged between abutting property owners.
3. Each ground floor multifamily dwelling unit or commercial unit that faces a primary street shall contain a primary entry, which faces the primary street. The primary entry shall include decorative door surrounds, porches, porticos or stoops or a combination thereof.
4. Where a single building includes separate commercial and residential entrances, the residential entrances shall be raised at least 16 inches above ground-level or recessed within the façade to reinforce a privacy zone and distinguish it from the commercial entrances.
5. Doors shall be a commercial size and style.

Building and architectural design standards. All buildings should present an inviting, human scale façade to the streets, internal drives, parking areas and surrounding neighborhoods. The architectural elements of a building should give it character, richness and visual interest.

Building style.

1. New construction shall utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
2. Renovations, additions and accessory structures shall utilize the architectural style of the existing structure, or the entire existing structure shall be modified to utilize an identifiable architectural style which is recognized by design professionals as having a basis in academic architectural design philosophies.
3. Shopping centers shall provide a unified architectural theme with standardized building materials, finishes, and color schemes.
4. All accessory structures, including, but not limited to, drive-throughs, canopies, storage buildings, and solid waste container enclosures shall be compatible with the architectural design of the principal structure. Compatibility shall be determined by reviewing building materials, finishes and other significant features.

Building form.

-
1. Commercial buildings should create a width to height ratio of no more than 3:1. Buildings that exceed the width to height ratio of 3:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 3:1. This may be done through pilasters, arcades, building line and roof line off-sets, materials and other appropriate architectural features.
 2. Residential buildings should provide a width to height ratio of no more than 2:1. Buildings that exceed the width to height ratio of 2:1 shall have architectural fenestration creating a bay system that divides the building design into a maximum ratio of 2:1.
 3. The first floor of each multi-story building shall be at least 12 feet in height measured to the bottom of the second floor.

Wall composition. Wall composition standards ensure that ground level storefronts and multifamily and single-family residential buildings offer attractive features to the pedestrian. Wall composition also mitigates blank walls and ensures that all sides of a building have visual interest.

1. Structures which are situated on corner lots, through lots, or by the nature of the site layout are clearly visible from rights-of-way shall be designed with full architectural treatment on all sides visible from public rights-of-way. Full architectural treatment shall include roof design, wall materials, architectural trim, and door and window openings. While it is recognized that buildings have primary and secondary façades, the construction materials and detailing should be similar throughout.
2. There shall be no blank façades. All façades shall include fenestration, architectural features, or both. For multi-story buildings, no portion of a façade corresponding to the height between two floors shall have a blank area greater than 24 feet in width.

Transparency. The provision of transparency enhances visual connections between activities inside and outside buildings thereby improving pedestrian safety.

1. At least 50 percent of street level façades of nonresidential buildings abutting streets shall be transparent. The bottom of windows shall begin no higher than three feet above grade level, and the top of all windows and doors shall be no lower than eight feet above grade level. Taller windows are encouraged.
2. Windows on the street side façades shall be evenly distributed in a consistent pattern.
3. At least 20 percent of street side façades of residential buildings shall be transparent, and at least 15 percent of all other façades shall be transparent.

Roofs. Rooflines add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can help distinguish between residential and commercial land uses, reduce the mass of large structures, emphasize entrances, and provide shade and shelter for pedestrians.

1. Buildings shall provide a pitched roof or a flat roof with a decorative parapet wall compatible with the architectural style of the building.

Building materials. Building material standards protect neighboring properties by holding the building's value longer, thereby creating a greater resale value and stabilizing the value of neighboring properties.

1. Building materials shall be appropriate to the selected architectural style and shall be consistent throughout the project.

Central Avenue Corridor Activity Center. For properties located within the Central Avenue Corridor Activity Center, any proposed site, building and streetscape design shall conform to the design criteria in Subsection 16.20.060.7, St. Petersburg City Code.

(Code 1992, § 16.20.090.7; Ord. No. 876-G, § 9, 2-21-2008; Ord. No. 1029-G, § 22, 9-8-2011; Ord. No. 83-H, § 14, 12-19-2013; Ord. No. 287-H, § 41, 7-20-2017)
