

Purpose

It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide the community or region with commercial goods and services, to provide for employment uses that have off-site impacts comparable to office and retail commercial uses, and to provide for residential uses when appropriate consistent with the objective of encouraging a mix of uses providing primarily for the service, commercial, and employment needs of the community or region.

Use Characteristics

Those uses appropriate to and consistent with this category include:

- » Primary Uses – Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Transient Accommodation; Manufacturing-Light; Research and Development-Light; Wholesale/Distribution; Storage/Warehouse; Residential
- » Secondary Uses – Commercial Recreation; *Manufacturing-Medium; Residential Equivalent; *Institutional; *Transportation/Utility; Marina Facilities; Accessory Residential Dwellings; Recreation/Open Space

Locational Characteristics

This category is generally appropriate to locations in and adjacent to major employment centers where surrounding land uses support and are compatible with intensive commercial use; and in areas in proximity to and with good access to major transportation facilities, including mass transit. General commercial uses should not be located on road segments between two sequential intersections of traffic facilities, shown on the Long Range Transportation Plan, unless more than 50 percent of the total road frontage is developed as existing permanent commercial development.

Standards

Shall include the following:

- » Residential Use – Shall not exceed a density of 24 units per acre. Residential use shall not be permitted in the Coastal Storm Area.
- » Residential Equivalent Use – Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 24 units per acre.
- » Transient Accommodation Use – Shall not exceed: (1) forty (40) units per acre; or (2) in the alternative, if designated on the Zoning Atlas with the Transient Accommodation Use Overlay, the following density and intensity standards shall apply to permanent transient accommodation uses, subject to a project meeting the requirements of the Pinellas County Land Development Code pertaining to the Transient Accommodation Use Overlay (which include execution of a development agreement): sixty (60) units per acre; a floor area ratio (FAR) of 1.2; and an impervious surface ratio (ISR) of 0.90.
- » Nonresidential Use – Except as provided for in the above standards for transient accommodation use, shall not exceed a floor area ratio (FAR) of 0.55; and shall not exceed a maximum impervious surface ratio (ISR) of 0.90.
- » When located within a Target Employment Center – Shall not exceed an FAR of 1.1 for Manufacturing, Office and Research/Development uses.
- » Mixed Use – Shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the total lot area.
- » *See 'Additional Standards' section of these Category Descriptions and Rules for the identified uses that have acreage thresholds.