

Chapter 8: General Development Standards & Impact Fees

Section 8.1 Purpose

8.1.1 Purpose

To protect the general health, safety, and welfare of the citizens of Largo and to implement the adopted Largo Comprehensive Plan through the application of detailed land development standards. The specific standards herein regulate the density and intensity of development, building setbacks, placement and height, impervious surface ratio (ISR), and the transfer of development rights.

8.1.2 Authority

All proposed developments must comply with the development standards established in this CDC and all the provisions of the adopted Comprehensive Plan. Compliance is a precondition for the issuance of a Development Order (DO) and/or Development Permit (DP).

8.1.3 Applicability

The development of any use shall be permitted only in full compliance with the performance standards described in this CDC.

Section 8.2 Density and Intensity of Development

8.2.1 Objective

To provide for the proper location of uses consistent with their traffic generation and density/intensity characteristics.

8.2.2 Gross Site Area

Gross site area shall be calculated based on the total area of the parcel or the total area of contiguous parcels, under common ownership, that will be or have been platted as one parcel prior to the issuance of a Certificate of Occupancy for the given project. Land needed for drainage improvements, including retention/detention areas, existing ponds, lakes and streams, wetlands, private streets, future public rights-of-way, parkland dedication, circulation, recreation facilities, etc., shall be included in the calculation. However, land in existing public rights-of-way and any parcels with no allowable density shall not be included in density calculations.

8.2.3 Density

Residential density is measured by units per acre (U/A). Units per acre regulates the density of residential development based on the policies of the Comprehensive Plan. The maximum permissible density of dwelling units (DU) developed on a parcel may not exceed the density limits of the underlying land use classification, except for single family lots of record. Where minimum lot sizes yield inconsistent density with the land use plan, the land use plan shall govern. Applicants may also consider a transfer of development rights, pursuant to the requirements of Section 4.7.

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Calculation: Units per Acre is calculated by dividing the total number of units by the number of acres represented by the gross site area (see 8.2.2) or by multiplying the density allowed for the underlying land use classification (FLUM) by the number of acres represented by the gross site area.

$U/A = \text{Total number of units} / \text{Number of acres}$ or $U/A = \text{FLUM allowable density per acre} \times (\text{x}) \text{ Number of acres}$

8.2.4 Intensity

Non-residential intensity is measured by Floor Area Ratio (FAR). The term FAR refers to a ratio of a building's gross floor area to the size of the piece of land upon which it is built. Gross floor area is the sum of the horizontal areas of all floors within building walls covered by a roof, measured to the outside surfaces of exterior walls. However, parcels with outdoor storage shall include the outdoor storage area as part of the gross floor area in the calculation. This CDC provides a maximum permitted ratio of total square footage of the gross floor area of all buildings on a lot to the gross site area of a lot for non-residential uses.

Calculation: FAR is calculated by dividing the total gross floor area square footage by the gross site area in square feet.

Example: A mixed use development is proposed for a two acre site (87,120 sq. ft.). The site has a land use designation of R/OG. The site can develop to a maximum of either 43,560 sq. ft. (.50 FAR) or 30 dwelling units (15 DU per acre), or a combination thereof. As a result, the proposed mixed use development could include a combination of 8,712 sq. ft. of professional office space (20% of 43,560 sf. ft.) and twenty four (24) residential units (80% of 30 units). Alternatively, it could include 17,424 sq. ft. of professional office space (40% of 43,560 sq. ft.) and eighteen (18) residential units (60% of 30 units).

8.2.5 Density and Intensity for Mixed Use Projects in Multimodal Activity Centers

Density and intensity of mixed use developments within designated Multimodal Activity Centers shall not exceed, in total, the maximum number of permitted units and the maximum FAR for the underlying land use. The following example shows how density and intensity may be stacked on a single site:

Example: A mixed use development is proposed for a two acre site (87,120 sq. ft.) within a designated Multimodal Activity Center. The site has a land use designation of R/OG. The site can develop to a maximum of 43,560 sq. ft. (.50 FAR) in addition to 30 dwelling units (15 DU per acre). The proposed mixed use development would include 43,560 sq. ft. of professional office space (.50 FAR) and 30 dwelling units (15 DU per acre).

8.2.6 Residential Equivalents

A. Clustering - Single-family developments with individually platted lots may be clustered and have less than five thousand (5,000) square feet per lot, provided the total development contains sufficient land in common ownership to make up the per-lot differential. However, each individually platted lot shall have a minimum lot area as required for multifamily developments.

B. Zero lot line - Zero Lot Line Developments are allowed in all land use designations with shared wall agreements.

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C. Assisted Living Facilities (ALFs) - ALFs and similar uses shall be calculated as 2.5 beds equals one dwelling unit.

8.2.7 Impervious Surface Ratio (ISR)

Impervious surface is a measure of use intensity. The control of impervious surfaces ensures continued absorption of rainwater, aids in the control of stormwater runoff, and implements the policies of the Natural Resources Element of the Comprehensive Plan.

A. Method of calculation - The maximum allowable impervious surface coverage, or that portion of the site which may be covered by building, paving, or other impervious materials, is expressed as a ratio. The ratio is calculated by dividing the total impervious surface area by the gross area of the site.

ISR = Total impervious area/Gross site area

B. Use of pervious materials - The impervious square footage of areas covered by semipermeable materials, such as turf block or porous concrete, shall be calculated by multiplying the total square footage of these areas by the percentage of perviousness of the covering material. The use of semipermeable materials may be used, for purposes of ISR calculation only, to a maximum of fifty (50) percent of the required standard. These areas shall be considered pervious for purposes of drainage calculations.

C. Residential properties - Maximum allowable Impervious Surface Ratio (ISR) for residential developments shall be determined for the entire project during site plan review. Swimming pools shall be considered impervious surfaces. The placement, installation, or construction of sealed material (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) within front, side, or rear yards (including landscaped areas) of residential properties shall not result in an ISR of greater than sixty-five (65) percent of the entire parcel. A Development Permit shall be required for the placement, installation, or construction of sealed materials (which includes, but is not limited to asphalt, concrete, bricks, pavers, etc.) in residential yards.

8.2.8 Exceptions

At the discretion of the DCO, developments may be prohibited from developing to the maximum ISR and/or intensity depending on underlying site conditions such as:

- A. Ground water quality and recharge capabilities;
- B. Stormwater percolation capacity across the site;
- C. Quality of stormwater discharge to adjacent wetlands or estuarine environments;
- D. Relationship of the proposed use to surrounding existing uses;
- E. Availability of public facilities and services to accommodate the project; and
- F. Level of Service (LOS) on the transportation network serving the project.

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Table 8-1: Maximum Density and Intensity of Development by Land Use Classification

Land Use Classification	Max Density (Dwelling unit/acre)	Min Lot Size (sq. ft.)	Max Intensity (FAR)	Max Intensity (ISR)
Residential Estate (RE)	1	43,560	0.30	0.60
Residential Rural (RR)	0.5	65,340	0.30	0.60
Residential Suburban (RS)	2.5	17,424	0.30	0.60
Residential Low (RL)	5	8,712	0.40	0.65
Residential Urban (RU)	7.5	5,808	0.40	0.65
Residential Low Medium (RLM)	10	5,000	0.50	0.65
Residential Medium (RM)	15	5,000	0.50	0.65
Residential High (RH)	30*	15,000	0.60	0.85
Recreation/Open Space	N/A	N/A	0.25	0.60
Commercial Recreation (CR)	24 Du/A*	43,560	0.55	0.90
Institutional (I)	12.5	7,500	0.65	0.85
Commercial Neighborhood (CN)	10	7,500	0.40	0.80
Commercial General (CG)	24	7,500	0.55	0.90
Residential/Office Limited (R/OL)	7.5	7,500	0.40	0.75
Residential/Office/Retail (R/O/R)	18	7,500	0.40	0.85
Residential/Office General (R/OG)	15	7,500	0.50	0.75
Activity Center (AC)	See Chapter 7			
Community Redevelopment District (CRD)	See Chapter 7			
Resort Facility Overlay (RFO)	Same as the underlying use			
Industrial Limited (IL)	N/A	20,000	0.65	0.85
Industrial General (IG)	N/A	20,000	0.75	0.95
Preservation (P)	N/A	N/A	0.10	0.20
Water/Drainage Feature	Same as the underlying use			
Transportation/Utility (T/U)	N/A	N/A	0.70	0.90

**Density above 24 DU/Ac shall require a Development Agreement*

Section 8.3 Residential Infill Standards for Subdivisions Approved Before the Enactment of this CDC

8.3.1 Vacant Lots in Single-Family Subdivisions

Vacant lots within single-family platted subdivisions shall develop in compliance with established development standards in effect at the time of original platting. It is the intent of this Section to provide for compatibility in the construction of new residential units in areas approved for development prior to enactment of this CDC. Single-family dwellings to be constructed on previously platted lots are exempt from the concurrency review requirements.

8.3.2 Development Standards for Infill Lots

A. Single family - If an existing residential lot, as originally platted, contains less than the minimum area required for a single-family dwelling under this CDC, then one single-family dwelling shall nevertheless be allowable on that lot or parcel.

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B. Duplex and triplexes - If an existing residential lot was platted with City approval for a specific dwelling type, other than a single-family dwelling, then the specified dwelling type shall be allowable on that lot provided that duplex/triplex structures comply with supplemental standards in Section 15.1.

C. Lots platted prior to 1983 - Existing single-family and duplex/triplex residential lots platted prior to 1983 are eligible to use infill standards as described in Table 8-2. In addition:

- (1) Minimum side yard setback from an abutting right-of-way shall be fifteen (15) feet or twice the side yard setback, whichever is greater; and
- (2) The rear setback is reduced for dwellings with alley access for garages. The minimum setback for these units is five (5) feet from the alley right-of-way.

Figure 8-1: Minimum Setbacks for Infill Lots

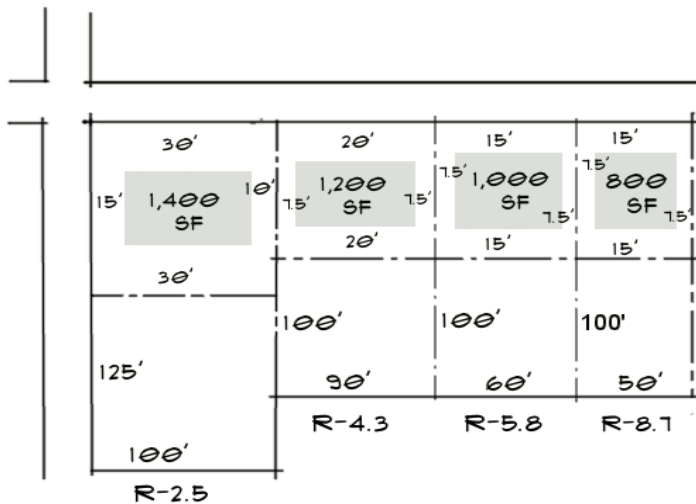


Table 8-2: Infill Development Standards

Land Use District	Min Lot Size (sq. ft.)	Max density (units/acre)	Min ground floor building area (sq. ft)	Min Setbacks (ft.)				
				Min Width (ft.)	Min Depth (ft.)	Front Yard	Side Yard	Rear Yard
Agricultural Estate (A-E)	87,120	1	Determine by setback	90	100	50	25	25
Estate Residential (E-1)	32,670	1	Determine by setback	125	125	25	15	20
Rural Residential (R-R)	16,000	0.5	Determine by setback	90	100	25	10	15
Residential (R-1)	9,500	1	Determine by setback	80	90	25	8	10
Residential (R-2)	7,500	2	Determine by setback	70	80	20	7	10
Residential (R-2.5)	15,000	2.5	1,400	100	125	30	10	30
Residential (R-3)	6,000	3	Determine by setback	60	80	20	6	10
Residential (R-4)	7,500	4	Determine by setback	75	80	25	7.5	10
Residential (R-4.3)	10,000	4.3	1,200	90	100	20	7.5	20
Residential (R-5.8)	7,500	5.8	1,000	60	100	20	7.5	15

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Land Use District	Min Lot Size (sq. ft.)	Max density (units/acre)	Min ground floor building area (sq. ft)	Min Setbacks (ft.)				
				Min Width (ft.)	Min Depth (ft.)	Front Yard	Side Yard	Rear Yard
Residential (R-8.7)	5,000	8.7	800	50	100	20	7.5	15
Residential (R-12.4)	15,000	2.5	1,400	100	125	20	7.5	20
Residential (R-14.5)	10,000	4.3	1,200	90	100	20	7.5	20
Residential (R-21.8)	7,500	5.8	1,000	60	100	20	7.5	20
Residential (RM-30)	5,000	8.7	800	50	100	20	7.5	20

D. Multifamily lots - Redevelopment of multifamily lots must comply with current standards.

8.3.3 Construction Requirements

The above standards and the following requirements must be complied with prior to issuance of any Development Permit on an infill lot:

A. Construction Standards of Chapter 18;

B. Erosion control and tree protection standards as described in Chapter 10 of this Code;

C. The final grade elevation:

(1) Shall be eighteen (18) inches to twenty-four (24) inches above the road crown, however it shall not exceed the grade elevation of the adjacent lots; and

(2) Shall direct drainage away from the infill structure(s) and as well as any existing adjacent structures.

Section 8.4 Building Setbacks

8.4.1 Objective

To minimize the potential negative impacts from a new development upon existing adjacent uses; as well as to protect the new development from future uses on adjacent parcels.

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.

(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. C

B. Exceptions

(1) Development in Activity Centers shall follow setback requirements contained in Chapter 7.

(2) Clearwater-Largo Road Community Redevelopment District; setback standards shall follow specific CLR-CRD plan requirements.

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(3) West Bay Drive Community Redevelopment District (WBD-CRD); setback standards shall follow specific WBD-CRD Plan Requirements.

(4) Zero lot line development - A building may abut the property line only under the following conditions:

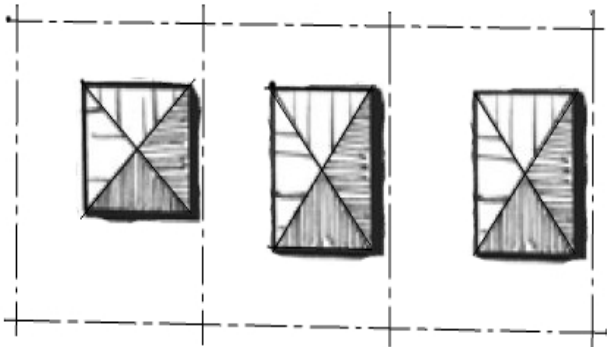
(a) Attachment easements or maintenance agreements between the subject property and the affected adjacent properties shall be provided and are subject to approval. The maintenance agreement must grant a minimum of a five (5) foot ingress and egress easement for the purpose of maintenance;

(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



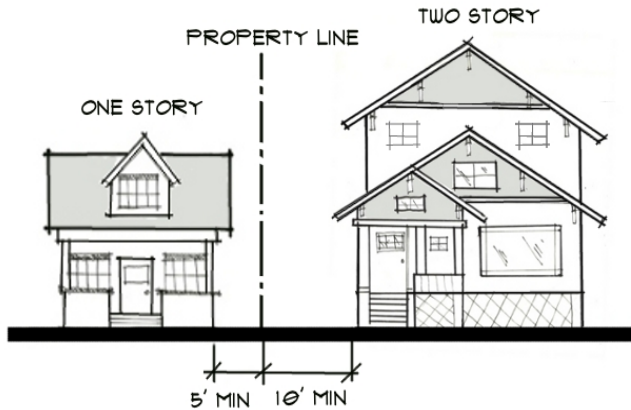
C. Separation between structures

(1) One story structures - The minimum separation between principal structures, with the exception of single-family homes, shall be fifteen (15) feet whether the structures are within the same or on adjacent properties.

(2) Multistory structures - Buildings higher than two stories shall have the minimum distance from an adjacent building increased by five (5) feet for each additional story.

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Figure 8-3: Setback from Abutting Structures Example

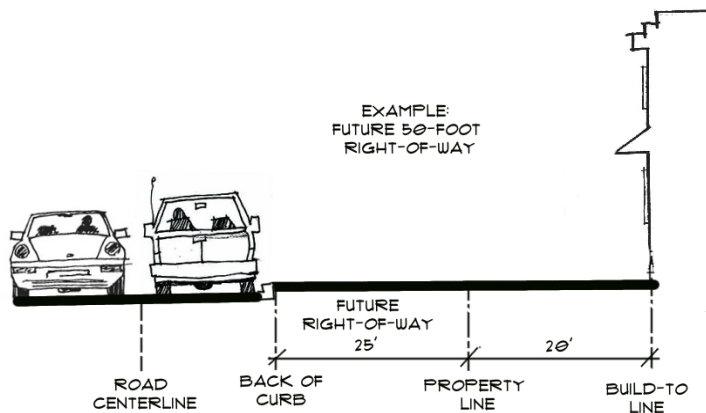


(3) Mixed use projects in Activity Centers - [reserved]

(4) Cluster development – [reserved]

(5) 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 based on the Transportation Map Series of the Comprehensive Plan. To determine the setback from all collector and arterial roads, see Map 8-1: Setbacks from Centerlines Map.

Figure 8-4: Setback from Abutting Right-of-Way Example



Section 8.5 Building Height

8.5.1 Method of Calculation

Building height shall be calculated from the average elevation of the finished grade adjacent to the base of the building and running along its frontage to the highest point of the building's roof, including any architectural attachments and/or embellishments.

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8.5.2 Exceptions: [reserved]

8.5.3 Maximum Height

A. Residential

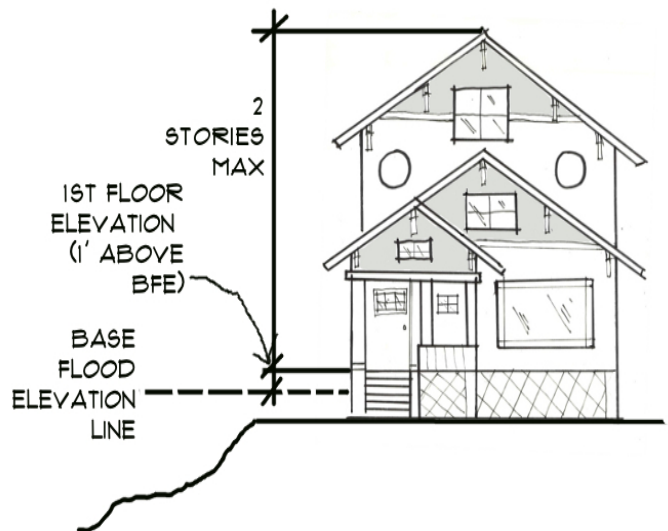
1 The maximum residential building height for all residential lots, platted or unplatted, shall not exceed two stories measured from the average elevation of the finished grade to the highest elevation of the structure, excluding the roof system and any architectural attachments and/or embellishments.

The maximum residential building height for all lots located within a Special Flood Hazard Zone which requires the first floor elevation to be one (1) foot above the base flood elevation shall not exceed two stories measured from the lowest floor elevation to highest elevation of the structure, excluding the roof system and any architectural attachments and/or embellishments. The lowest Floor elevation is established in the Florida Building Code.

B. Non-residential - There is no height requirement for non-residential future land use districts. Instead, the bulk and height of a building is controlled by: required building setbacks and building separation; maximum impervious surface ratio; and site constraints such as required buffers and parking.

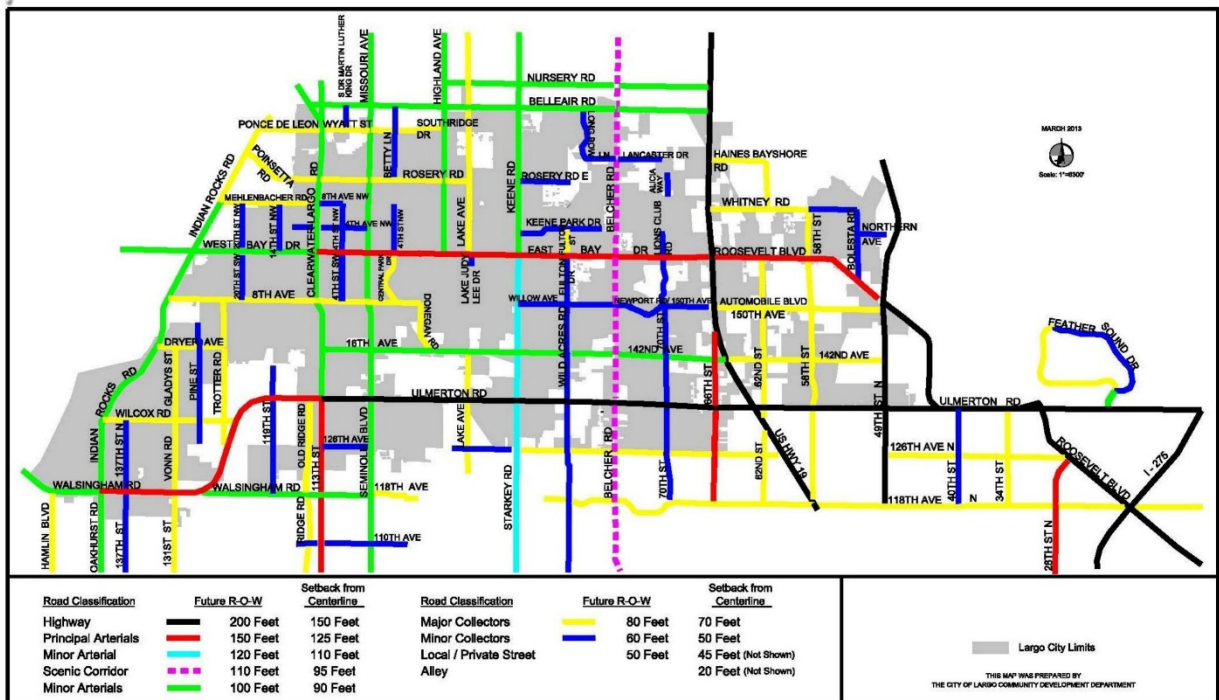
C. Activity centers - as required in individual Special Area Plans (see Chapter 7).

Figure 8-5: Maximum Building Height



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Map 8-1: Setback from Centerlines Map



Section 8.6 Parkland and Recreation Facilities

8.6.1 Purpose and Authority

A. Purpose - The availability of parkland is an important element in preserving the quality of life in a highly urbanized area. Parks and open space lands, together with necessary support facilities, also meet the active and passive recreational needs of the population of Largo.

B. Authority - This Section implements policies of the Recreation and Open Space Element of the Comprehensive Plan by outlining standards for provision of parkland and recreational support facilities within the City.

8.6.2 Parkland and Recreation Facilities Impact Fee Requirements

A. Objective - To provide parkland and recreation facilities to benefit and serve residents of new development.

B. Applicability - New residential subdivisions, multifamily, congregate care facilities and mobile home developments shall be required to pay a Parkland and Recreation Facilities Impact Fee for the purpose of providing funding for parkland and recreation sites to serve existing and future residents of those developments. The required impact fee shall be due as provided in Section 8.6.2.E, as a condition of approval for:

- (1) Recording of a final subdivision plat;

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(2) Development Order (DO) for a multifamily development or a mobile home development;

(3) A subdivision replat or the amendment of any site plan, where the density of the development involved will be increased; and

(4) DOs for Assisted Living Facilities and similar uses which provide some “congregate” services and/or facilities, such as group transportation, dining halls, emergency monitoring systems, etc., but have individual dwelling units rather than sleeping quarters only.

C. Establishment of Parkland and Recreation Facilities Impact Fees – A Parkland and Recreation Facilities Impact Fee as established by the methodology developed in the August 2016 Tindale Oliver City of Largo Parks and Recreational Facilities Impact Fee Update Study Phase II Analysis Final Report is hereby imposed on residential development in the City. The fee shall be established at the rates identified in Table 8-3.

Table 8-3: Parkland and Recreation Facilities Impact Fees for Residential Development

Type of Unit	Total cost per dwelling unit
Single family (attached/detached)	\$4,089
Multi-family (apartment/condo)	\$2,726
Mobile home	\$2,726
“Congregate” multi-family unit	\$2,042

D. Imposition of Parkland and Recreation Facilities Impact Fees - Unit costs shall be assessed per dwelling unit for all residential type development at the rates identified in Table 8-3, effective January 1, 2017. The City Commission may enact a discount to the calculated rates identified in Table 8-3 by separate ordinance.

In order to support development within Clearwater-Largo Road Community Redevelopment District and West Bay Drive Community Redevelopment District (CRD) as identified on Map 7-2, the City waives Parkland and Recreation Facilities Impact Fees in CRDs.

E. Administration of Parkland and Recreation Facilities Impact Fees

(1) Parkland and Recreation Facilities Impact Fees shall be held in trust by the City in a separate trust fund to be used for the acquisition, expansion, and construction of park and recreational land and facilities as identified in the Capital Improvements Program. Such land and facilities shall be available to serve the immediate or future needs of the residents of the new development, or for the improvement of other existing local park and recreational land which already partially serve such needs.

(2) Parkland and Recreation Facility Impact Fees under Section 8.6.2 may be paid in installments, on per building basis for multifamily developments, or per lot basis for single-family or duplex subdivisions. The amounts of these partial payments shall be determined by the DCO and set forth in a detailed schedule to be included as a formal condition of approval and agreed to by the applicant before a DO will be issued and/or the final plat is recorded. The total amount due for Parkland and Recreation Impact Fees must be paid prior to the issuance of any building permit.

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F. Periodic Review of Parkland and Recreation Facility Impact Fees – The City Commission shall undertake a periodic review of Parkland and Recreation Facility Impact Fees to ensure that the adopted fee is commensurate with the level of growth and the accompanying land and facilities needs to support that growth.

8.6.4 Reserved Section

8.7 Open Space Standards

8.7.1 Purpose and Authority

A. Purpose - To preserve land in its natural state to provide an aesthetically pleasing landscape; buffer incompatible uses; and preserve sensitive environmental features and important natural resources.

B. Authority - This section implements policies of the Future Land Use Element, Natural Resources Element, Recreation Open Space Element, and Drainage Sub-element of the Largo Comprehensive Plan.

8.7.2 Open Space Requirements

A. Objective - To protect areas unsuitable or undesirable for development including, but not limited to, areas containing drainage-ways, flood plains, significant natural features, or environmentally sensitive land.

B. Applicability and incentives - The following lands shall be designated open space prior to approval of a Development Order (DO).

(1) Natural areas of undisturbed vegetation, wildlife habitat, or areas replanted with native vegetation, such as buffer areas along waterbodies, shall be designated Preservation once development rights have been provided either by clustering or under a Transfer of Development Rights (TDR) agreement. Remaining or unused development rights shall be extinguished by recording a conservation easement.

(2) Agricultural uses may be designated Recreation/Open Space or preserved as open space through a conservation easement.

(3) Greenways are linear green belts that contain bicycle paths or footpaths outside public rights-of-way that link residential areas with open space areas, or that connect wildlife habitat. Developments providing greenways may receive Multi-modal Impact Fee (MIF) credit when a public access easement is provided, if approved by the DCO. Developers that construct improved greenways will receive a refund from the total amount of MIF collected, prior to issuance of a Certificate of Occupancy (CO).

(4) Drainage facilities and other waterbodies shall be designated Water Drainage Feature or protected with conservation easements. F

(5) Golf courses and other altered green areas where the development rights that have been transferred either by clustering or under a TDR agreement shall be designated Recreation/Open

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Space unless future development is prohibited through a land use covenant or a conservation easement.

C. Restrictions - Open space land shall not be occupied by buildings, roads, and road rights-of-way, and may not be separately sold, subdivided, or developed. However, reasonable improvements for passive recreation purposes are allowable.

D. Ownership of open space - Open space areas may be owned, preserved, and maintained through any of the following mechanisms or combinations thereof:

- (1) Dedication to the City of Largo - If the City accepts the dedication of open space, it may occur in its totality prior to issuance of a CO or incrementally with each phase, if applicable;
- (2) Dedication to an appropriate public or nonprofit agency approved by the City, if there is an agency willing to accept the dedication;
- (3) Common ownership by a homeowners' association which assumes full responsibility for its maintenance. A copy of the Homeowner's documents must be provided and approved prior to final site plan approval;
- (4) Dedication of development rights to an appropriate public agency with ownership remaining with the developer or homeowners' association. Maintenance responsibility shall remain with the property owner; and/or
- (5) Deed-restricted private ownership preventing development and/or subsequent subdivision and providing for maintenance responsibility. The final plat must contain a stipulation advising the future owners of the property of the restrictions upon the land and the maintenance responsibilities.

E. Maintenance - Open space areas shall be maintained so that the use and enjoyment thereof is not diminished or destroyed. Areas designated for open space generally require minimal maintenance.

- (1) Areas of undisturbed vegetation and those designated as preservation shall not be disturbed except for the removal of litter and invasive plant species. Dead trees and brush shall only be removed if a threat of fire exists within the area due to unusually dry conditions.
- (2) Natural watercourses shall be maintained as free flowing and devoid of debris and invasive vegetation.
- (3) Stream channels shall be maintained so as not to alter flood plain levels.
- (4) Greenways shall be maintained as to allow for the safe passage of bicycles and pedestrians.
- (5) Altered green areas such as golf courses shall be properly mowed and sodded to prevent soil erosion.
- (6) Maintenance by the City - In the event that any private owner fails to maintain an area designated for open space, the City may demand that the deficiency be corrected. If following reasonable notice, the deficiency has not been corrected, the City may, upon determining that the condition is a threat to the health, safety, or welfare of the community, enter the open space for maintenance purposes. All costs thereby incurred by the City shall be charged to the property owner and may become a lien upon the property.