

Code Comparison

Pinellas County

City of Largo

Commercial Vehicles in Residential Areas:

Commercial vehicles are not permitted to be parked within residential areas. The vehicle use is not the deciding factor when considering whether it is prohibited (or commercial). For example, lettering on the side of a vehicle does not designate a prohibited vehicle. The type of vehicle determines if a vehicle is prohibited. Cars, motorcycles, RV's, passenger vans, work vans and pick-up trucks are exempt.

Vehicles that have been equipped with attachments such as racks or utility beds are limited to one per dwelling. The vehicle including racks, cargo and equipment cannot be more than 8 feet tall, 8 feet wide and 21 feet long and must not be parked on the lawn.

Vehicles may be parked in a garage or enclosed structure to avoid a violation.

A commercial vehicle is defined as any vehicle designed or utilized for a commercial or industrial function, or any vehicle marked with or displaying exterior commercial advertising.

Commercial vehicles are allowed on residential properties if the vehicle is under 11,000 lbs., operable with a valid tag, and parked off the set back, usually 20 feet from the Right-of-Way in front of the property and, if in a corner lot, 15 feet from the Right-of-Way in the side of the property.

The above also applies to aircraft/aircraft trailers, boat/boat trailers, and recreational vehicles. No semi tractors or trailers are allowed to be parked or stored on any residential property.

High Grass and Weeds - Lot Mowing

All developed properties whether vacant or occupied must be maintained. Vacant lots that have never been cleared may be exempt depending upon the type of vegetation.

Grasses and weeds that grow to a height of 12 inches over the majority of the lot is a violation. If a violation is found, a placard is posted on the property and at the Pinellas County courthouse.

A Notice of Violation will be sent to the property owner. The owner or responsible party has 10 days to mow the property and remove debris. If action is not taken, Pinellas County will hire a contractor to mow the property. The owners will receive an invoice and incur an administrative fee. Failure to pay will result in a lien placed on the property

Privately owned land within 100 feet of the nearest public or private boundary or right-of-way and to all developed or improved tracts or lots under ten acres in area must be maintained. This does not apply to land in undeveloped state (land which is in a natural state and land which has never been cut or mowed), nor wetlands and environmentally sensitive areas as designated.

Weeds, overgrowth and/or uncultivated vegetation which has, a discernible portion of a defined area or tract of land, grown over a height of 12 inches and accumulations of debris, shall constitute as a violation.

A Notice of Violation will be sent to the property owner. It shall fix a date of compliance, which shall not be less than 10 days from the mailing or posting of such notice. If action is not taken, the City shall cause such condition to be alleviated or the objectional materials removed and the cost thereof shall be a lien upon the property affected.

Minimum Housing Standards

The Housing Code applies to all structures and sets minimum standards for dwellings and accessory structures, such as sheds and pools. The code addresses the structural and basic maintenance of a residence as well as the things that may negatively impact neighborhood property values, such as badly peeling paint or houses in a general state of disrepair.

The construction standards and property maintenance code provides for minimum standards governing the construction of dwellings, buildings, and other structures within the City in order to protect resident's health, safety, and general welfare in so far as they are affected by the continued occupancy and maintenance of structures and premises. This applies to accessory structures, doors, windows, and more, which shall be maintained structurally sound and in good repair.

Code Comparison

(Continued)

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Noise Control

Pinellas County uses a decibel-based noise control program that places maximum limits on noise allowed on a property.

In residential areas between the hours of 7 a.m. and 11 p.m., a noise level of 72dBA (decibels) is allowed. After 11 p.m., the allowable level is reduced to 55dBA. As an example, normal conversation between two people standing five feet apart would measure about 55dBA.

Excessive noise from parties, people or vehicles is handled by the Pinellas County Sheriff's Office, (727) 582-6200. Normal maintenance and use of equipment such as lawn mowers, chainsaws, leaf blowers, and flushing boat motors are all conventional to everyday life and are exempted when used reasonably.

The City of Largo uses a decibel-based noise program that places time limits on noise allowed on a property.

In residential areas between the hours of 7 a.m. and 6 p.m., a noise level of 72dBA is allowed. During the hours between 6 p.m. and 7 a.m., the allowable level is reduced to 55dBA. This applies daily and is measured at the nearest adjacent property line. Any air conditioning, heating or ventilating unit that produces a noise exceeding 60dBA, measured at the nearest adjacent property line, is not allowed.

Noises consistent with observances, holidays and ceremonies, provided that a permit for such event has been obtained from the City; if required by the City Code, is considered an exemption and shall be permitted. Excessive noise is handled by Largo's Police Department.

Trash & Debris

It is illegal to accumulate excess trash, debris, garbage, food waste, burned-out cars or other refuse on any property in unincorporated Pinellas County. You cannot accumulate or collect these materials in your yard, or allow others to dump on property you own.

It is illegal to permit any accumulation of solid waste upon the premises for a period of longer than four days without having arranged for the disposal of the accumulation by some person authorized to perform the service.

Any unauthorized accumulation of solid waste on any premises is prohibited. Failure to remove any such accumulation shall be deemed a violation. You cannot allow others to deposit solid waste in your containers or on your property.

The collection of yard waste is included in your subscription and is picked up once a week. It shall be placed in a bag or bundled for collection. Bundled yard waste shall be no more than four feet in length or width and no more than fifty pounds in weight.

Zoning

General Zoning- Zoning regulates the legal uses of a property. Residential zones are generally for homes and their accessory uses. Commercial and manufacturing zones are typically for business and industrial enterprises.

Typical zoning violations may include excessive outside storage and structures placed within minimum setbacks. Note: some home business occupations may be allowed.

A zoning clearance may be required for uses and structures on a property even if a permit is not. A zoning clearance ensures that a proposed use or structure is allowed in that zone and that it meets all of the code requirements.

The City of Largo uses land use, not zoning. The Future Land Use Map (FLUM) regulates current uses for each property within the City and provides policy guidance for future development.

There are seven different residential land use classifications that have its own characteristics. Residential Low is applied to most of the existing single-family subdivisions.

Allowable uses are assigned to each land use classification by taking into account traffic generation rates, development intensities, and potential to create adverse impacts upon others due to noise, glare, poor aesthetics, odor, and/or any other relevant factors.