CHANGES FROM FIRST READING:

Based upon City Commission direction, Table 6-2 was amended.

Staff conducted research to determine if Halfway House/Rehab Facilities with seven (7) or more clients should be allowed in the City Home Character Districts and the mixed use land use classifications of Residential/Office/Retail (ROR), Residential/Office Limited (ROL) and Residential/Office General (ROG). Additionally, staff considered the applicability of Community Residential Homes with 6 or fewer clients in the mixed use land use classifications.

City Homes Character District is intended to be primarily urban residential with some limited retail uses to serve the higher density residential. In accordance with that predominately residential character of City Homes, staff is recommending that the Halfway House/Rehab Facilities use (7 or more clients) category not be allowed in that district. The corresponding change to the Comprehensive Development Code, Table 6-2 is proposed.

ROR, ROL, ROG are mixed land use classifications that are considered transitional uses between predominately residential areas and non-residential areas. As a result of the mix of uses and greater intensity of use associated with these areas it was concluded that these categories should maintain the Halfway House/Rehabilitation Facilities use as a Class II/Conditional Use.

Continued on Page 2
The analysis has revealed that there are few areas that are designated ROR, ROL or ROG that have significant existing low density residential uses and the Conditional Use approval process will allow the opportunity to address any incompatibilities on a case-by-case basis. Since single family homes are allowed in these land use classifications, Community Residential Homes with 6 or fewer clients should be treated the same as in the residential land use classifications and therefore be allowed by right and no change is recommended.

PREVIOUS CITY COMMISSION ACTIONS:

Approved on first reading July 3, 2018 (7-0).

Approved continuance of second reading from July 17, 2018 (7-0) to the August 7, 2018 meeting.
On March 07, 2017, the City Commission directed staff to research the allowable uses within the Institutional Future Land Use classification, including how they are geographically disbursed throughout the City and the relationship to property classified Residential Future Land Use, to ensure compatibility.

Staff presented the research findings to the Community Development Advisory Board (CDAB) on April 24, 2017 for recommendations. CDAB recommended that the supplemental standards for the applicable Institutional uses such as Halfway Houses/Rehabilitation Facilities and similar uses reflect those found in the CDC for Assisted Living Facilities (ALFs), specifically referring to Section 15.2.2–15.2.5, where it discusses group care homes, recovery homes, residential treatment facilities, nursing homes and similar uses. These restrictions and standards include, but are not limited to, neighborhood character, total number of clients served, parking requirements and signage. The CDAB recommendation would alter one use that is currently listed as allowable under the Institutional designation, Halfway-House/Rehabilitation Facilities, by making it a conditional use when it exceeds six clients.

Staff’s findings and the CDAB recommendation were presented to the Commission at the June 13th, 2017 work session. The Commission directed staff to prepare an amendment to clarify that the supplemental standards for ALFs are consistently applied to Halfway Houses/Rehabilitation Facilities and address neighborhood compatibility.

(Continued on Page 2)
The Planning Board recommended approval of proposed Ordinance No. 2018-31 at their June 7, 2018 meeting.

Subsequent to the Planning Board recommendation, the City Attorney conducted an additional review that resulted in new and revised language to the proposed amendment of Chapter 15 Supplemental Standards. The new language addresses Federal protections against discrimination, consideration of reasonable accommodations to standards for unforeseen or unique circumstances and clarification of appropriate sign standards.

Assisted Living Facilities, Community Residential Homes and Halfway Houses/Rehabilitation Facilities are classified as institutional land uses that serve the special needs of individuals in residential-like, institutional settings generally referred to as Residential Care Facilities. While Residential Care Facilities have some similarities to general residential uses, these facilities may have a greater impact upon surrounding uses than similarly sized residential uses. These facilities may vary in size, intensity and scope of services provided on-site. Furthermore, licensing and operation of Residential Care Facilities are subject to various state statutes and rules and administered by different agencies depending on the clientele and the services provided. The CDC Chapter 15 – Supplemental Standards establishes standards for the protection of the health, safety, and welfare of the residents of a facility and the community at large.

The proposed ordinance will amend the Chapter 6 Allowable Use Tables, Chapter 15 Supplemental Standards, and Chapter 20 Definitions to distinguish between the three types of Residential Care Facilities, provide clarification of the applicability of supplemental standards proportionate to the type and intensity of the use, revise existing and include new definitions to appropriately define the type of uses. The proposed changes are more specifically described as follows:

Chapter 6: Allowable Uses
- **Table 6-1:** Allowable Uses within Land Use Classifications are amended to clarify the allowable institutional uses within certain Future Land Use designations. These uses include Assisted Living Facilities, Community Residential Homes, and Halfway Houses/Rehabilitation Facilities. Clarifications include the requirement for Conditional Use Approval and references to applicable supplemental standards, "Must comply with supplemental standards, Section 15.2".

- **Table 6-2:** Allowable Uses within the Community Redevelopment Districts (CRD) are amended to clarify the allowable institutional uses within certain City’s Future Land Use designations. These uses include Assisted Living Facilities, Community Residential Homes, and Halfway Houses/Rehabilitation Facilities. Clarifications include the requirement for Conditional Use Approval and references to applicable supplemental standards, "Must comply with supplemental standards, Section 15.2".

Chapter 15: Supplemental Standards
- **Section 15.2.1- Purpose:** References Federal protections against discrimination based on race, religious view, sex, national origin, familial status, or any person with a disability. Provides a process for requests for reasonable accommodations to the standards within Chapter 15. The City Manager will have the authority to determine, on a case-by-case basis, if a request qualifies for any such accommodation that does not fundamentally alter the nature of the City’s zoning regulations and does not impose undue financial or administrative burden.

- **Section 15.2.2- Applicability:** The proposed changes to Chapter 15 provide clarification to Section 15.2, Residential Care Facilities. This section was previously titled Assisted Living Facilities (ALFs). The section now includes supplemental standards for Assisted Living Facilities, Community Residential Homes and Halfway Houses/Rehabilitation Facilities.

- **Section 15.2.3- Restrictions:** Defines the restrictions for each of the Residential Care Facility categories based on number of clients. These restrictions also take land use and location into consideration.

- **Section 15.2.4- Review Procedures:** Clarifies when a Class II Conditional Use/Level III review is required.
Section 15.2.5 - Additional Standards:
References the Parkland and Recreation Facilities Impact Fee section of the CDC. Clarifies appropriate sign standards.

Chapter 20: Definitions
- Definitions are proposed to be added to Sections 20.1C (Community Residential Homes), 20.1E (Elderly Housing), 20.1G (Group Care Home), and 201.R (Recovery Home).
- Revises definitions within Sections 20.1A (Assisted Living Facility) and 20.1H (Halfway-House/Rehabilitation Facility).
ORDINANCE NO. 2018-31

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA AMENDING THE CITY OF LARGO COMPREHENSIVE DEVELOPMENT CODE BY AMENDING TABLE 6-1 AND TABLE 6-2, BY AMENDING CHAPTER 15, SUPPLEMENTAL STANDARDS SECTION 15.2, AND CHAPTER 20, DEFINITIONS AND ACRONYMS TO ESTABLISH SUPPLEMENTAL CRITERIA AND CONDITIONAL USE REQUIREMENTS FOR RESIDENTIAL CARE FACILITIES WHICH INCLUDE ASSISTED LIVING FACILITIES, COMMUNITY RESIDENTIAL HOMES AND HALFWAY HOUSES/REHABILITATION FACILITIES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City of Largo desires to allow Residential Care Facilities, which include Assisted Living Facilities, Community Residential Homes and Halfway Houses/Rehabilitation Facilities, on properties with a Future Land Use Designation of Institutional; and

WHEREAS, the City of Largo determines that it is in the best interest of its residents, businesses and visitors to enact regulations within the CDC to address Residential Care Facilities; and

WHEREAS, the City Commission recognizes and supports the need of Residential Care Facilities in our communities; and

WHEREAS, the City Commission determines that it is in the best interest of its residents, businesses and visitors to provide regulations within the CDC to clearly address the supplemental standards for Residential Care Facilities; and

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

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

SECTION 2. That Table 6-1 of the Comprehensive Development Code is amended to read as shown in Exhibit A.

SECTION 3. That Table 6-2 of the Comprehensive Development Code is amended to read as shown in Exhibit B.

SECTION 4. That Section 15.2 of the Comprehensive Development Code is hereby amended and shall read as follows:

Section 15.2 Residential Care Facilities—Assisted Living Facilities (ALFs) (Including Assisted Living Facilities, Community Residential Homes, Halfway Houses/Rehabilitation Facilities and similar uses.)

15.2.1 Purpose — To set forth standards for the protection of the health, safety, and welfare of the residents of a facility and the community at large. Residential Care Facilities ALFs allow persons who are unable to live independently to remain in the community. Nothing contained herein is intended nor shall be construed to discriminate against any particular race, religious view, sex,
national origin, familial status, or any person with a disability as that term is defined in 42 U.S.C. § 12102, or to treat similarly situated property differently based on the abilities or disabilities of potential occupants, nor shall it be construed as a policy against or refusal to make reasonable accommodations in City rules, policies, practices, or services when such accommodations are requested and when such accommodations would be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling. All requests for reasonable accommodation to these standards shall be made in writing to the City Manager and the City Manager may, after determining that the request qualifies for a reasonable accommodation, grant such accommodations which would not fundamentally alter the nature of the City’s zoning regulations, and would not impose an undue financial or administrative burden. All requests for reasonable accommodations will be determined on a case-by-case basis. While ALFs have some similarities to general residential uses, these facilities may have a greater impact upon surrounding uses than similarly sized residential uses.

15.2.2 Applicability - These standards are supplementary to the performance standards of this CDC. Included among Residential Care Facilities ALFs are Assisted Living Facilities, Community Residential Homes, Halfway Houses/Rehabilitation Facilities recovery homes, residential treatment facilities, group care homes nursing homes, and similar uses. These uses may be predominantly residential in nature, providing care to a small number of persons in a single-family home or institutional-type facilities. All facilities, regardless of the number of clients, are subject to the City's Business Tax Receipt requirements, applicable State of Florida Regulatory agency requirements, and all applicable construction standards included in Chapter 18 of this CDC. If the development consists of bonafide dwelling units, rather than sleeping quarters only, and does not provide the types of personal care normally associated with a Residential Care Facility ALF, such as shared dining, transportation, recreational programs, on-site medical treatment, social services, then it is not subject to these supplemental standards, but must comply with the requirements for residential multifamily developments of this CDC.

15.2.3 Restrictions
A. Residential Care Facilities ALFs are not allowed in coastal high hazard areas, regardless of the number of clients served.

B. Facilities located in or adjacent to residential areas shall conform to the character of the surrounding neighborhood. This applies to design, density, lot size, landscaping, or other factors affecting the neighborhood character. This will prevent disruption of a neighborhood due to the introduction of a dissimilar structure.

C. The following locational restrictions shall apply depending on the total number of clients served by the facility. See Table 6-2: Allowable Uses Within Land Uses in the CRD.

(1) Assisted Living Facilities:
   a. Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within all residential, institutional, and mixed use land classifications.
   b. Seven (7) to thirteen fourteen (14) clients - Facilities of this size are allowable only within RLM, RM, RH, institutional, and mixed use land classifications.
   c. Fourteen or more clients - Facilities with more than fourteen (14) clients are allowed as a conditional use within RM, RH, CN, CG, institutional and mixed use land classifications.

(2) Community Residential Homes: (See definition for facilities included in this category)
a. Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within all residential, Institutional, and mixed use land classifications.

b. Seven (7) to fourteen (14) clients - Facilities of this size are allowable only within RLM, RM, RH, Institutional, and mixed use land classifications.

c. More than fourteen (14) clients – Facilities with more than fourteen (14) clients are allowed as a conditional use within RM, RH, CN, CG, Institutional and mixed use land classifications.

(3) Half-way House/Rehabilitation Facility

a. Six (6) or fewer clients - Facilities of six (6) or fewer clients are allowable within Institutional land use classifications, and are allowed as a conditional use within CN, CG and mixed use land classifications.

b. Seven or more clients - Facilities with more than seven (7) or more clients are allowed as a conditional use within CN, CG, Institutional and mixed use land classifications.

15.2.4 Review Procedures

A. Six (6) or fewer clients - Facilities licensed under Chapter 419, F.S., provides that a facility housing six (6) or fewer clients is the functional equivalent of a single-family home and is, therefore, allowable in a single or multifamily residential area and is not subject to either a Level I or II administrative review. If the facility is not licensed under Chapter 419, F.S., and is conditionally allowed, it shall be subject to review by the Planning Board (Level III).

B. Seven (7) to four (14) thirteen (13) clients – Where allowable, these facilities shall be administratively reviewed (Level I or II). If the facility is conditionally allowed, it shall be subject to review by the Planning Board (Level III).

C. More than fourteen (14) clients Fourteen or more clients – Where allowable, facilities ALFs housing more than fourteen (14) clients shall be subject to review by the Planning Board (Level III).

15.2.5 Additional Standards

A. Density – Densities shall be calculated using a residential equivalency standard of two and one-half (2.5) beds equals one dwelling unit.

B. Parkland and Recreation Facilities Impact Fee – ALFs that do not provide in-house care and services shall be required to pay parkland dedication and facility fees as a multifamily development. Facilities that provide in-house care and services shall be exempt from parkland and facility fees. The required impact fee for Residential Care Facilities shall be due as provided for in Chapter 8, Section 8.6.2.

C. Signs – No all signs denoting the name and/or purpose of any of a Residential Care Facility with six (6) or fewer clients ALF shall conform to the same sign regulations and requirements for residential uses within the land use category applied to the property be allowed for facilities with six (6) or fewer clients.

D. Parking – The DCO may authorize a reasonable reduction in the total number of required parking spaces upon submittal of a parking demand analysis which is based upon the mobility of
the clients served and the medical accommodations provided. The following conditions must be met:

(1) Sufficient data to demonstrate limited access and usage of vehicles by clients must be submitted to the City and found to be valid by the City Engineer. The information submitted shall include the following:
   a. The marketing of the facility, i.e., type of clients expected to be housed;
   b. The types of medical care services provided;
   c. The expected mobility of residents;
   d. Number of employees on the largest working shift; and
   e. Expected visitation rate and visitor policies.

(2) Although the number of parking spaces may be initially reduced, a land area sufficient to provide the total required number of parking spaces shall be reserved in case of the future conversion or modification of the facility. In no case shall the reserved area be used as the minimum required buffer, parkland, or retention area. Accommodations

(3) Retention area requirements shall be calculated based upon the assumption that the required parking area is to be paved. An allowable alternative is to reserve an area to accommodate retention, in the event of paving.

E. Accessory use – Residential Care Facilities Assisted living facilities having more than fourteen (14) or more clients may include on-site medical offices to serve the health care needs of both on-site residents and off-site patients of the resident physician(s) subject to review by the Planning Board as a conditional use. In addition, the following restrictions shall apply:

(1) The on-site medical offices must be clearly incidental to the Residential Care Facility assisted living facility. The maximum floor area devoted to the on-site medical offices shall be no more than ten (10) percent of the gross floor area of the Residential Care Facility assisted living facility, or 3,500 square feet, whichever is less;

(2) Signage shall be limited to Address/Occupant Identification Displays occupant identification signs, as required by Chapter 12, and shall be located on the wall only. No freestanding signs identifying the occupants shall be allowed;

(3) The Residential Care Facility assisted living facility shall dedicate parking spaces to the on-site medical offices based on the parking requirements for medical offices provided in Section 9.5; and

(4) The addition of on-site medical offices to an existing Residential Care Facility assisted living facility having more than fourteen (14) or more clients must receive site plan approval as per Chapter 3.

SECTION 5. That Section 20.1.A(29) of the Comprehensive Development Code is hereby amended to read as follows:

20.1.A
**Assisted Living Facility (ALF):** An licensed entity, licensed under chapter 58A-5, Florida Administrative Code, which provides or arranges for housing, on-site 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 home-like setting, for a period exceeding twenty-four (24) hours.

**SECTION 6.** That Section 20.1.C of the Comprehensive Development Code is hereby amended to read as follows:

**20.1.C**

(1) **Caliper:** The standard nursery measurement for diameter in inches of a single – stemmed tree trunk measured twelve (12) inches above grade for trees four (4) inches diameter at breast height (DBH) or greater and six (6) inches above grade for trees less than four (4) inches in DBH.

(2) **Canopy:** In architecture – a roof-like structure, regardless of material, generally located above a door, window, or extending across a building facade which is attached to and projects from a building wall.

(3) **Canopy Tree:** A self – supporting, protected woody plant that normally grows to a minimum height of thirty-five (35) feet and has a trunk that can be maintained with over eight (8) feet of clear wood.

(4) **Capacity-To-Serve Determination:** An evaluation made by the City that sufficient capacity for public facilities and/or services is available to serve a proposed development.

(5) **Change Out:** The replacement of an existing utility pole, communications tower, or other telecommunications or utility facility with a new structure similar in type, but different in height, bulk, or attachments.

(6) **City:** The City of Largo, Florida.

(7) **Class II Use:** See “Conditional Use.”

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

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

(10) **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) **Coastal High Hazard Area:** 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. 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 Flood Insurance Rate Maps (FIRM) as Zone V1-V30, VE, or V.
(12) 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) 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 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”).

(14) 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.

(15) 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.

(16) 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.

(17) 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.

(18) 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.

(19) Conforming: A lawful, existing, properly permitted use which conforms to the provisions, requirements and/or regulations of this CDC.

(20) 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.

(21) County: Pinellas County, Florida

(22) 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.

(23) (22) 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.

(24) (23) CRD: Community Redevelopment District.

(25) (24) Crown: All tree branch parts including all twigs and foliage.

(26) (25) 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 7. That Section 20.1.E of the Comprehensive Development Code is hereby amended to read
as follows:

20.1.E

(1) Easement: A right of use under, over or across the property of another.

(2) Effective Tree Removal: Any improper pruning or damage to a tree such as; flush cuts,
mechanical damage to the trunk, damage to the roots by machinery, chemicals or excessive back
fill (over three inches), over lifting, over thinning, lions tailing, topping, and the removal of a
branch greater than twenty-five (25) percent of the trunk size at DBH.

(3) Elderly Housing: Any age restricted licensed facility, including detached and attached dwelling
units and residences, offering private and semiprivate rooms. Provides personalized assistance
and services to help with activities of daily living.

(4) (3) Elevated Building: A non-basement building built to have the lowest floor elevated above
the ground level by means of fill, solid foundation, perimeter walls, pilings, columns (posts and
piers), shear walls, or breakaway walls.

(5) (4) Elevation Certificate: Administrative tool of the National Flood Insurance Program (NFIP)
which is to be used to provide elevation information necessary to ensure compliance with
community floodplain management ordinances, to determine the proper insurance premium rate,
or support a request for a Letter of Map Amendment (LOMA).

(6) (5) Encroachment: For floodplain management purposes, the placement of fill, excavation,
buildings, permanent structures or other development into a flood hazard area which may impede
or alter the flow capacity of riverine flood hazard areas.

(7) (6) Environmental Audit: An engineering study of a site undertaken to determine whether
hazardous materials have been produced, stored, dumped, or otherwise deposited on a site.
(8) **Erect: **To construct, build, raise, assemble, place, affix, attach, or create.

(9) **Existing building and existing structure:** Any buildings and structures for which the “start of construction” commenced before May 28, 1971 [Also defined in FBC, B, Section 202.]

(10) **Existing Manufactured Home Park or Subdivision:** 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) is completed before May 28, 1971.

(11) **Expansion to an existing manufactured home park or subdivision:** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(12) **Existing Use:** The use of a lot, parcel, or structure at the time of the enactment of this CDC.

**SECTION 8.** That Section 20.1.G of the Comprehensive Development Code is hereby amended to read as follows:

20.1.G

1. **Garage Enclosure:** The remodeling of an attached garage or carport within a residential dwelling unit by a permanent enclosure which creates additional living area and/or storage area which is built, designed, and permitted in conformance with the City of Largo’s building and fire codes.

2. **GLA:** Gross Leasable Area.

3. **Grade, Finished:** A reference plane representing the average of final ground level adjoining the building at all exterior walls after all site preparations have been completed.

4. **Greenhouse:** A structure used for cultivating plants that require controlled temperature and humidity.

5. **Gross Leasable Area (GLA):** The total floor area for which the tenant pays rent and which is designed for occupancy and exclusive use by the tenant. GLA is expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

6. **Groundcover:** Low-growing plants planted in such a manner as to form a continuous cover.

7. **Group Care Home:** A licensed establishment which provides residential services to individuals of whom one or more are unrelated. The individuals are handicapped, aged, or disabled, are undergoing recovery, rehabilitation or extended care, and are provided services to meet their needs.

8. **Grubbing:** The removal of rooted vegetation from the soil by hand labor or with machinery or otherwise disturbing the soil in which rooted vegetation is growing. Any excavation activity shall be considered as grubbing.
SECTION 9. That Section 20.1.H(1) of the Comprehensive Development Code is hereby amended to read as follows:

20.1.H

(1) Halfway House/Rehabilitation Facility: A licensed facility, which provides training, care, supervision, treatment, or rehabilitation to the aged, disabled, those convicted of crimes, or those suffering the effects of drugs or alcohol; this does not include day-care centers, family day-care homes, foster homes, schools, hospitals, jails, or prisons.

SECTION 10. That Section 20.1.R of the Comprehensive Development Code is hereby amended to read as follows:

20.1.R

(1) Real Property: See “Property.”

(2) Recovery Home: See Group Care Home.

(3) (2) Recreational Vehicle:

a. A vehicular-type, portable conveyance without permanent foundation, which can be towed, hauled, or driven, and is primarily designed as temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

b. For FEMA purposes, a vehicle, including a park trailer, which is: (See Section 320.01, F.S.)

a. Built on a single chassis;

b. Four hundred (400) square feet or less when measured at the largest horizontal projection;

c. Designed to be self-propelled or permanently towable by a light-duty truck; and

d. Designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

(4) (3) Recycling Center: A facility for the collection and temporary storage of recyclable materials.

(5) (4) Regional Brewery: A duly-licensed brewery with a per calendar year beer production of between 15,000 and 6,000,000 barrels. A regional brewery may include a tasting/tap room as an accessory use. A brewery shall constitute a manufacturing use.

(6) (5) Resources Recovery Facility: A facility that incinerates processable waste, which is used to produce steam, which in turn, is converted into electricity.

(7) (6) Redevelopment: See “Development.”

(8) (7) Regulatory Flood: See “Base Flood.”

(9) (8) Regulatory Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.

(10) (9) Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition.
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.

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.

Rent: To lease, to sublease, to let, and otherwise grant for a consideration the right to occupy premises not owned by the occupant.

Replacement Cost Depreciated (RCO): The value of a structure as determined in accordance with FEMA's Floodplain Management Requirements.

Reservation:
- 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.
- 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.

Residential Equivalency Standard: One (1) or more multipliers used to calculate the residential density equivalents for certain institutional or quasi-residential uses.

Restrictive Covenant: A contract between two (2) or more parties usually specifying limitations or obligations relating to the use of a property.

Retention: The collection and storage of runoff without subsequent discharge to surface waters.

Right-of-Way: Land acquired and owned by a governmental agency or public utility and reserved for public use.

Rooming House: A building, other than a motel or hotel, where lodging or rooms, or both, are provided for compensation either directly or indirectly.

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

SECTION 12. 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 13. 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

______________________________
Louis L. Brown, Mayor

REVIEWED AND APPROVED: ATTEST:

______________________________
Alan Zimmet, City Attorney Diane Bruner, City Clerk
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City of Largo, FL Comprehensive Development Code
Chapter 6, Page 6
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<td>(^{13}\text{Must also comply with the provisions of Section 15.2})</td>
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<tr>
<td>Community Residential Home (7-14 Clients)</td>
<td>N</td>
<td>A^{13}</td>
<td>A^{13}</td>
<td>C^{13}</td>
<td>A^{13}</td>
<td>(^{13}\text{Must also comply with the provisions of Section 15.2})</td>
</tr>
<tr>
<td>Community Residential Home (More than 14 Clients)</td>
<td>N</td>
<td>C^{13}</td>
<td>C^{13}</td>
<td>C^{13}</td>
<td>C^{13}</td>
<td>(^{13}\text{Must also comply with the provisions of Section 15.2})</td>
</tr>
<tr>
<td>Correctional Facility (jails, youth ranch)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Day Care Center/Preschool</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Emergency Response/Public Safety Services</td>
<td>N</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Government Offices</td>
<td>N</td>
<td>C</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
</tbody>
</table>

\(^{8}\text{Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart}\)
<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>NR</th>
<th>CH</th>
<th>MUC</th>
<th>PO</th>
<th>MA</th>
<th>OTHER PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional and Medical Related and Uses, Continued</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Halfway House/Rehab Facility (6 or Fewer Clients)</td>
<td>N</td>
<td>N</td>
<td>C^13</td>
<td>C^13</td>
<td>C^13</td>
<td></td>
</tr>
<tr>
<td>Hospital or Emergency Clinic</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Library, Museum, Auditorium</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Medical/Dental Lab</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
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</tr>
<tr>
<td>Medical Office or Clinic</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
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</tr>
<tr>
<td>Parking Garage/Structure</td>
<td>N</td>
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<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Private Club, lodges, Fraternal Orders</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
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</tr>
<tr>
<td>Private School (grade 1 to 12)</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
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<td></td>
</tr>
<tr>
<td>Public School (grade 1 to 12)</td>
<td>N</td>
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<td>A</td>
<td>A</td>
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<td></td>
</tr>
<tr>
<td>Religious Institution</td>
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<td>A^15</td>
<td>A^15</td>
<td>A^15</td>
<td>A^15</td>
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</tr>
<tr>
<td>Technical School</td>
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<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Transfer Station, Bus</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>N</td>
<td>N</td>
<td></td>
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<tr>
<td>Veterinary Clinic (no outside runs in CRD)</td>
<td>N</td>
<td>N</td>
<td>A</td>
<td>A</td>
<td>A</td>
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</tr>
<tr>
<td>Kennels</td>
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<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Agricultural, Industrial, Manufacturing and Warehousing Uses</td>
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<td></td>
</tr>
<tr>
<td>Asphalt &amp; Concrete Mixing</td>
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<td>N</td>
<td>N</td>
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<td></td>
</tr>
<tr>
<td>Borrow Pits</td>
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<td>N</td>
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<td></td>
</tr>
<tr>
<td>Bulk Sales of Fuel Oil, Propane</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Contractor’s Yard (building electrical, plumbing, roofing)</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Crematory</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Firing Range</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
<tr>
<td>Food Processing/Packing Plant</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td></td>
</tr>
</tbody>
</table>

*Refer to Table 6-1: Allowable Uses Within Land Use Classifications if Land Use type not present in this chart

Notes:
- A = Allowable
- C = Conditionally Allowed
- N = Not Allowed
- ^X Must also comply with the provisions of Section 15.2
- ^X Must Comply with the supplementary standards of Section 15.6