



Finding the Missing Middle

APA Sun Coast Chapter
January 29, 2018



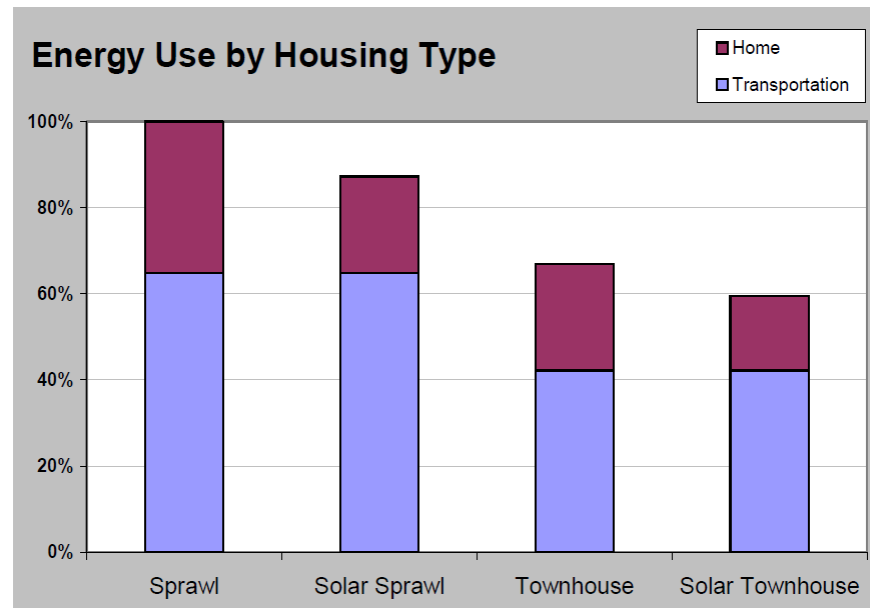
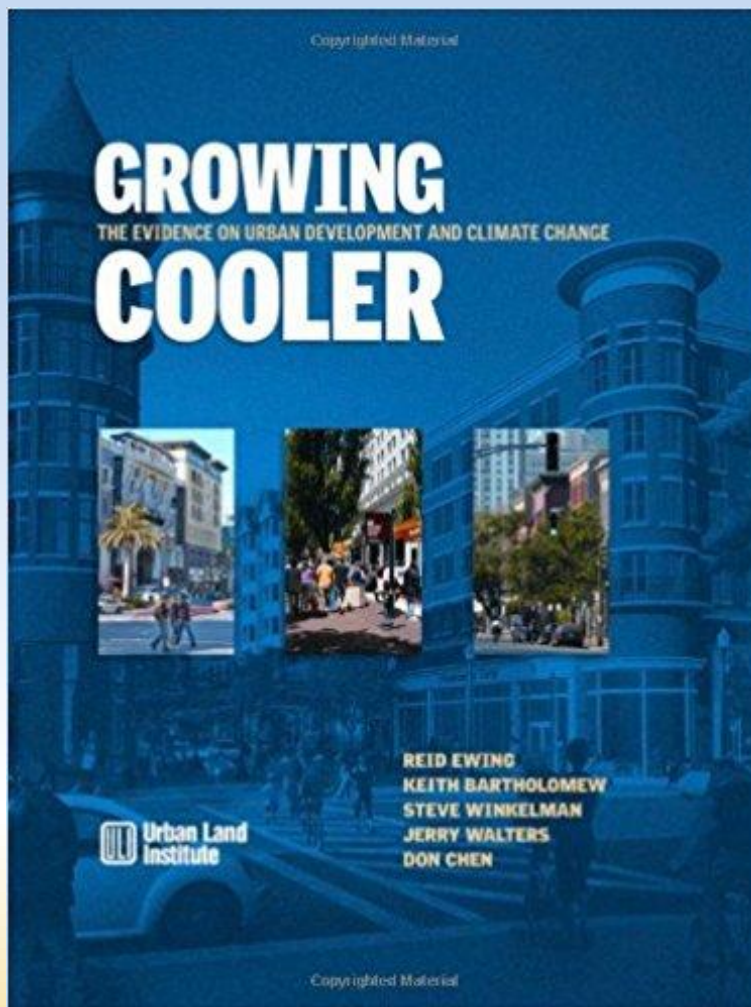


United States - Trends

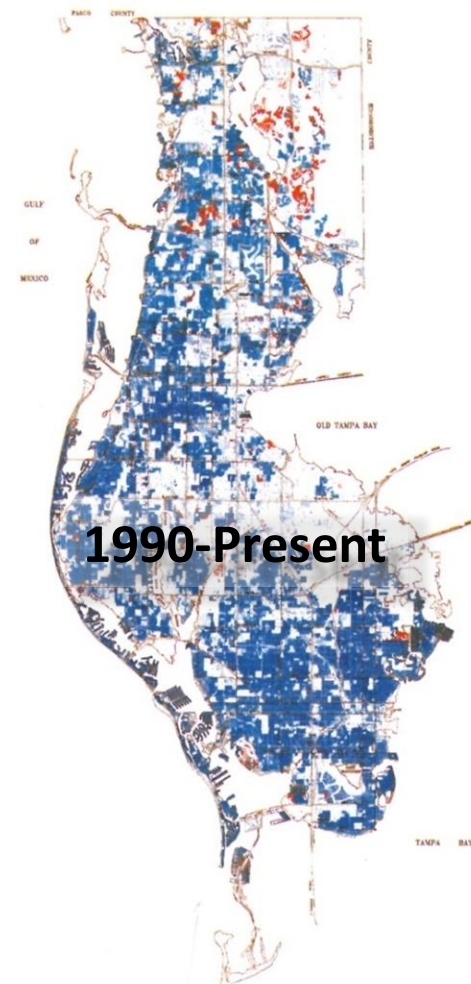
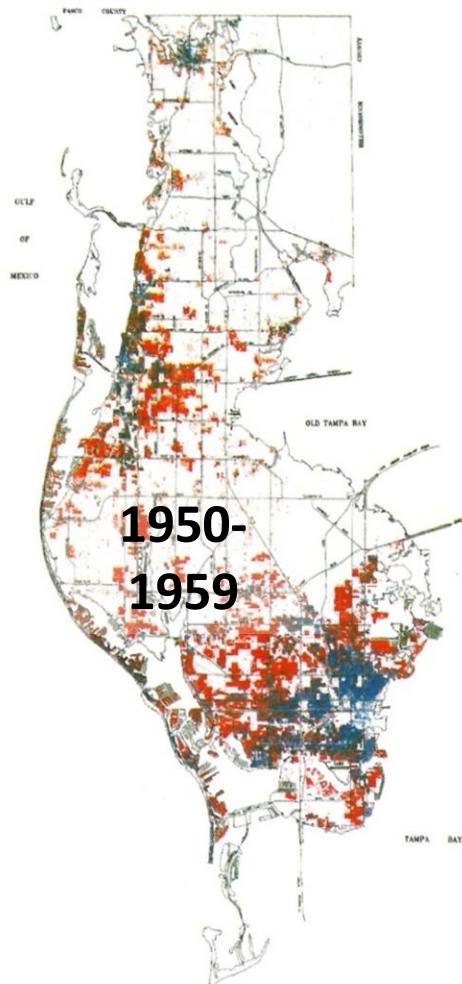
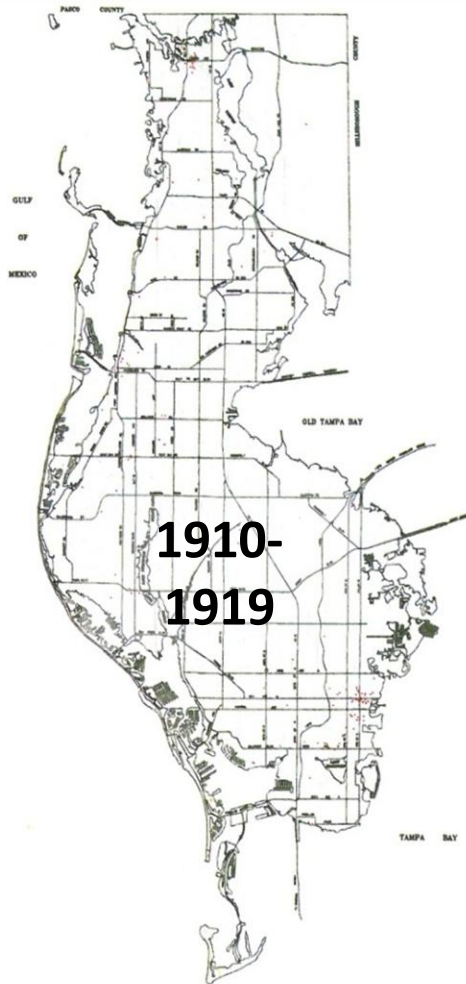
- Population Growth
 - Increase by 125M by 2050
- Built Environment
 - 50% of what is needed in 2050 does not exist today
- Energy Consumption
 - US consumes 25% of global oil demand
- Transportation
 - VMT increased 5x faster than population growth



vice in America



Source: Peter Calthorpe



Existing residential units

New residential units

Scale and Intensity



VS



THE WORLD'S POPULATION, CONCENTRATED

If the world's 6.9 billion people lived in one city, how large would that city be if it were as dense as...



PARIS
127,930 square miles
331,336 square kilometers



SAN FRANCISCO
397,075 square miles
1,030,751 square kilometers



NEW YORK
250,404 square miles
648,544 square kilometers



LONDON
553,745 square miles
1,434,195 square kilometers

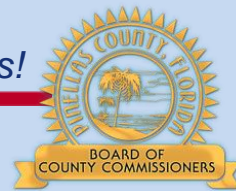


SINGAPORE
379,069 square miles
981,789 square kilometers



HOUSTON
1,769,085 square miles
4,581,910 square kilometers

Doing Things!





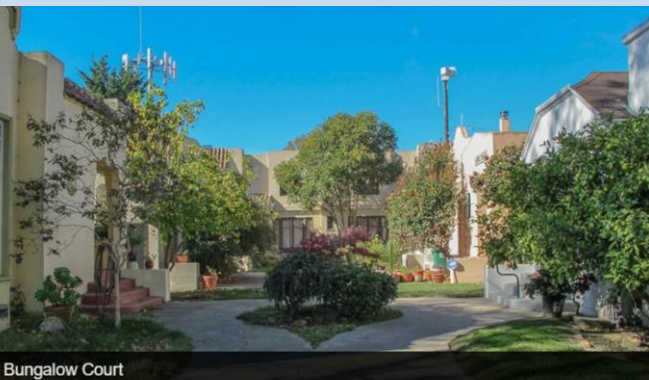
?



“MISSING MIDDLE”



www.missingmiddlehousing.com



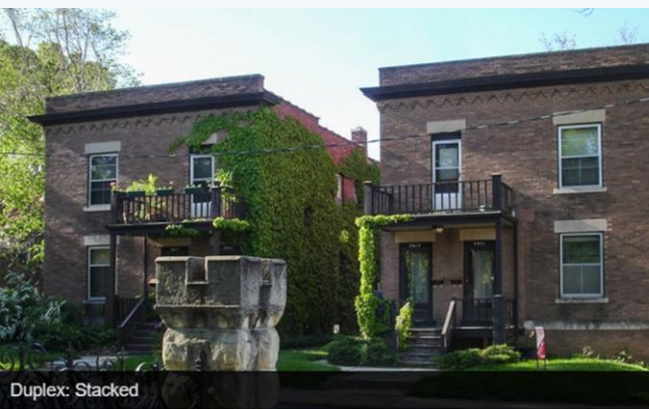
Bungalow Court



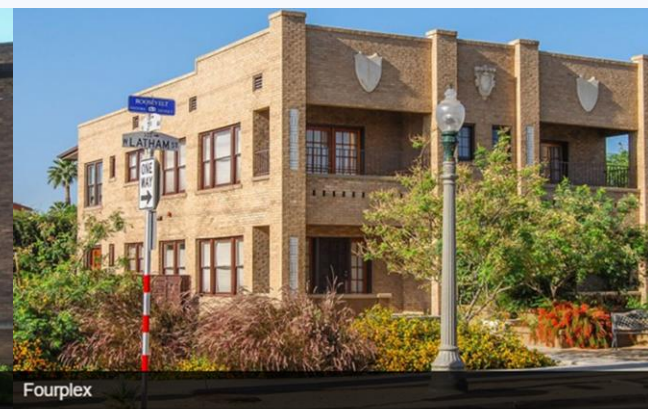
Duplex: Side-by-Side



Multiplex: Small



Duplex: Stacked



Fourplex

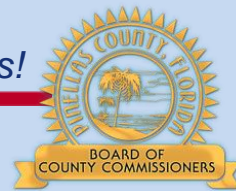


Our Vision: To Be the Standard for Public Service in America

Illustrative Examples



Doing Things!



Our Vision: To Be the Standard for Public Service in America







Coding for the Missing Middle

Conventional vs. Form Based Codes

Sec. 138-1281. - Measurement of setbacks.

- Setbacks shall be measured by the shortest dimension, running from the property line to the structure.
- No portion of an alley shall be considered as part of a required setback.
- For determination of setbacks, corner lots and multiple-frontage lots shall be considered to have fronts on all street frontages unless otherwise specified in this chapter. Side setbacks shall apply to all other sides of such a lot or parcel.
- Where right-of-way lines are established by action of the board of county commissioners for the purpose of future roads or widening of existing roads, all street setbacks shall be measured from the proposed right-of-way line.
- Sills, eaves, cornices, chimneys, flues, mechanical equipment and similar projections may project into a setback area not more than three feet and shall not extend over adjacent property.
- Wing walls shall conform to the normal setback requirements whenever they exceed the allowable height of a fence (see section 138-1336).
- An open, unroofed porch, patio, or paved terrace may project into a required front setback for a distance not exceeding ten feet.
- Where adequate seawalls or riprap stabilization exist, the setback requirement shall be 15 feet from the seawall or stabilization. Pools may be constructed pursuant to subsection (i) of this section provided that certification from an engineer registered in the state, stating that the proposed structure will not affect the integrity or functioning of the seawall or its deadmen, is submitted prior to issuance of a permit.
- Requirements for residential accessory uses. Only one utility shed or storage building shall be permitted accessory to a residence and shall meet the requirements set forth in the Pinellas County Code, sections 22-209. Utility sheds of 100 square feet or less and no higher than ten feet may be located with no setback from a side or rear property line which is enclosed with an opaque six foot high fence or wall. Where no such fence exists, utility sheds of 100 square feet or less and no higher than ten feet shall be setback at least two feet from the property line. All such sheds shall be designed in a manner so that water runoff from the roof of the structure is not directed onto neighboring properties. All other sheds and accessory residential structures shall meet setbacks as required by the zoning district where located, or as otherwise provided in this chapter except that utility sheds of 100 square feet or less and no higher than ten feet that have been in place for at least seven years shall be considered a legitimate nonconforming use subject to the standards set forth in this chapter governing such nonconformities. Screen-only enclosures may be located within a required side or rear yard provided a minimum setback of five feet is maintained from the side or rear property line. Pools may be located within a required rear yard provided a minimum setback of eight feet is maintained from the rear property line. When located on lots with frontage on two streets on the opposite sides of the lot, pools and screen-only enclosures may be located within 15 feet of the public right-of-way in the area of the lot which is commonly considered the rear yard.
- Wherever a side or rear lot line in a commercial or industrial district abuts a railroad right-of-way, a railroad siding track, or a railroad easement, the side and rear setback requirements will not apply at the abutting side or rear line and construction of buildings will be permitted up to the abutting side or rear property line.
- No portion of any structure shall be located within the area of a recorded public easement unless authorized by the county engineering department, the department of environmental management or other appropriate agency. This requirement shall not be varied by the board of adjustment.
- On a parcel which does not abut a public right-of-way, the required front setback shall be measured from the edge of the roadway or easement edge, whichever is greater, except as otherwise provided in this chapter.
- For nonconforming setbacks, see section 138-208.

Sec. 138-351. - Residential infill development.

This section may be applied to all residential districts as a goal to create compatible and harmonious infill development and redevelopment in established residential neighborhoods. The setback and height requirements of residential districts may be administratively adjusted to allow development and redevelopment to occur in concert with abutting properties. In cases where properties exist in established residential neighborhoods, development of said properties may occur to be compatible with abutting lots in terms of setbacks and height adjustments.

- The proposed infill development may conform to any standards required by valid recorded plans, deed restriction or approved valid site plans, to the extent provided by law or;
- Where such documentation is not available, the setbacks of the proposed infill lots shall be based upon the average setbacks of abutting units. [Example: if a proposed infill lot abuts two single-family homes with front setbacks of ten feet and 20 feet, the proposed unit may be constructed with a minimum 15 feet front setback.] This standard shall be applied to the primary structure; accessory structures may not be used in determining the average setback.
- When a primary structure is constructed using a reduced setback afforded by this section, the structural height shall be limited by the average stories/levels of the primary structures on the abutting properties, rounded to the highest story/level. In this case, a structure that utilizes the reduced setback shall be limited to such average stories/levels and may not necessarily be permitted the full building height of the district. In no case shall building height exceed the maximum for the district. This standard is intended to achieve compatible infill development.
- The property owner may pursue the development flexibility afforded in this section by providing proper documentation to the applicable county reviewing department. Proper documentation may include official surveys, development plans, blueprints or other documentation as may be approved by the county administrator or designee.

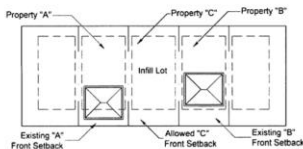


Figure 138-351(d)(1)—Residential Infill Standards:

Property "C" (infill lot) may be permitted a reduced front structural setback based on the average existing front setbacks of adjacent properties "A" and "B". The average setback of the adjacent properties shall be calculated as follows:

$$(\text{Existing Front Setback "A"} + \text{Existing Front Setback "B"}) / 2 = \text{Allowed Front Setback "C"}$$

2.8. FAÇADE COMPOSITION REGULATIONS

The creation of satisfying and successful urban places transcends the issue of specific architectural styles. Great places may be of any style, or many styles. However, the arrangement of architectural elements such as doors, windows, eaves, and pilasters on the walls of buildings which face public streets and places is an important part of good urbanism. Façade Composition drives the safety, convenience, and comfort of our sidewalks by establishing where people enter and leave buildings, how people in the buildings can see out onto public spaces, and how pedestrians "read" the buildings. This Section sets forth regulations which ensure that whatever architectural style is used, all buildings create pleasant structures, contribute to a vibrant 24/7 streetscape, and present comprehensible, dignified façades to public streets.

MAP LEGEND

- █ Boulevard
- █ Downtown Core Street
- █ City Street
- █ Neighborhood Street
- █ Lane
- █ Redwood Creek
- █ Public Open Space*
- █ Historic Preservation (See Section 2.8.3(c))

* Please note that not all Public Open Spaces are shown on this map. The only Public Open Spaces shown here are those which are to be created as "Downtown" by adjacent developments. For a full discussion of Downtown Public Open Spaces, see sections 12.2, 12.3, and Appendix 2.



FAÇADE COMPOSITION REGULATIONS MAP

A) Storefront

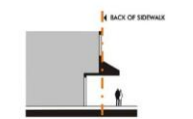
The Storefront is a Frontage Type used to display wares and provide access to individual ground-floor commercial uses.

1. Standards

- Storefront Private Frontage shall be used to access an individual ground-floor establishment of the Entrepreneur, General Retail, Neighborhood Retail, Professional & Business Services, Office, Workshop, or Livelihood use groups, or Combined Uses when deemed appropriate by the Planning Manager/Designer.
- A minimum 3 feet wide glazed window display must provide an unobstructed view of the establishment's goods & services.
- Entrances shall be constructed at sidewalk grade.
- If applicable, setback areas shall be paved and treated as extensions of the public sidewalk.

2. Guidelines

- Storefront design should vary from establishment to establishment, and Storefronts may have their own architectural character, colors, and materials distinct from the rest of the building.

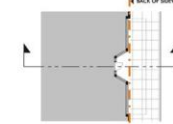


STOREFRONT FRONTAGE - SECTION VIEW

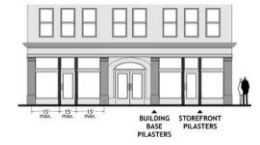
- Each Storefront bay should contain the following elements:

- One entrance. Business occupying more than one bay, when permitted per Section 2.8.3, may be permitted to provide only one Storefront bay with a door, while the remaining Storefront bays may exclude doors.
- Ornamentary and/or transom windows. Where height permits, they should be used above doors and display windows to provide a continuous horizontal band or row of windows across the upper portion of a Storefront.
- A Building Base Plinth treatment.
- A sign level. This should be at least 34 inches high, spanning the width of the Storefront and located above the display windows and below the clerestory or transom.
- Clear glass display windows. These should be framed within pilasters, a Building Base Plinth treatment, and a sign band.
- Frontage treatments should completely enclose the building area behind. With the exception of doors and operable windows, the building area within should not be open to the outside, creating a "breakaway" or "building on wheels" effect.
- Storefront pilasters and Building Base Plinth treatments should have a maximum spacing of 15 feet within Storefront frontage areas.
- Recessed entrances are permitted with a maximum width of 12 feet. The wall surface from the beginning of the recess to the door should be situated at approximately a 45 degree angle. The surface area created by the recessed entry must be treated as an extension of the sidewalk space.
- Windows within Storefront frontage should conform to the following guidelines:
 - Glazing ratio: Overall wall composition within should contain at least 50%, but no more than 80% glazing.

- Proportion: A vertical proportion of window panes or window openings (12 to 2:1 height, width ratios) should be used. Openings may be composed of a series of vertically proportioned panes or frames.
- Arrangement or layout: Storefront windows should generally maintain a consistent horizontal and vertical alignment.
- Depth of glazing: Window frames shall not be flush with walls. Glass should be inset a minimum of three (3) inches from the surface of the exterior wall and/or frame surface to add order to the wall surface.
- High quality materials should be used such as crafted wood, stainless steel, bronze, and other ornamental metals. No form of siding, such as lap siding or shingles, should ever be used within a Storefront bay.
- Clear glass should always be used.
- Doors within Storefront frontage should conform to the following guidelines:
 - Doors at Storefronts should include windows of substantial size that permit views into the establishment.
 - Doors at Storefronts should match the materials, design and character of the display window framing.
 - Detailing such as carved moldings, storework, or applied ornament should be used, to create noticeable, distinct personalities and others. Doors may be flanked by columns, decorative pilasters or other details.
 - If utilized, rolling security doors should be detailed to conceal door housings and tracks and provide an attractive and finished appearance for all exposed conditions. The roll-up door housing should not protrude more than 6 inches from the building facade plane.

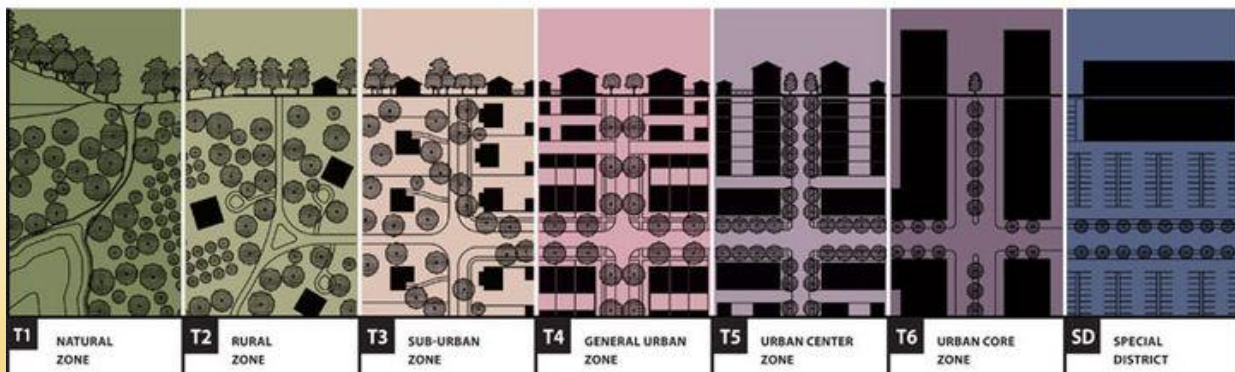
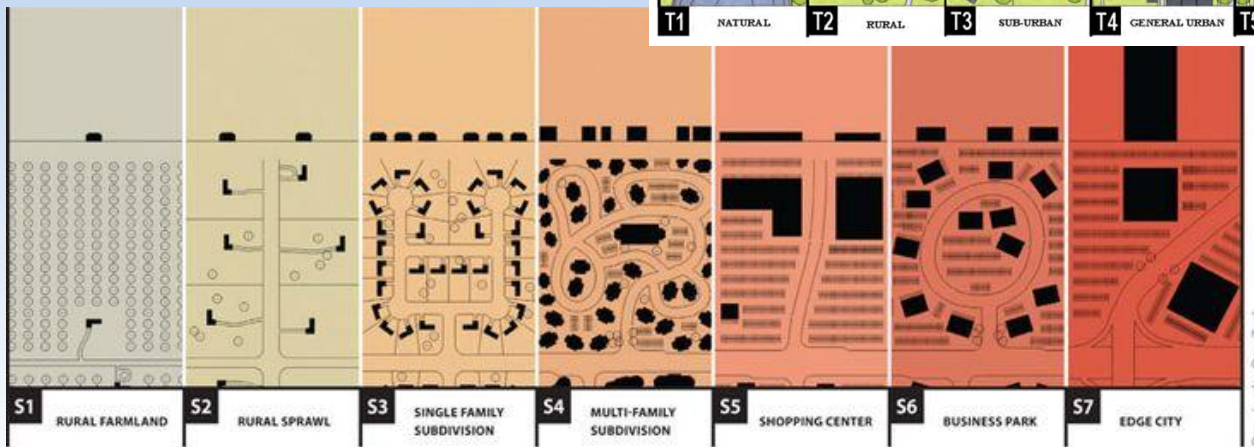


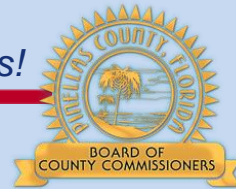
STOREFRONT FRONTAGE - PLAN VIEW



STOREFRONT ELEMENTS

SmartCode

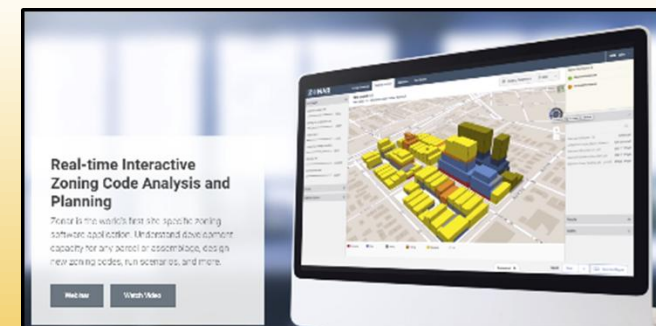
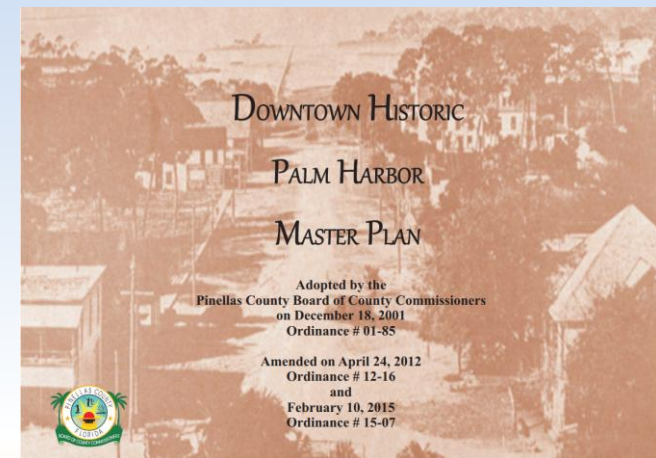
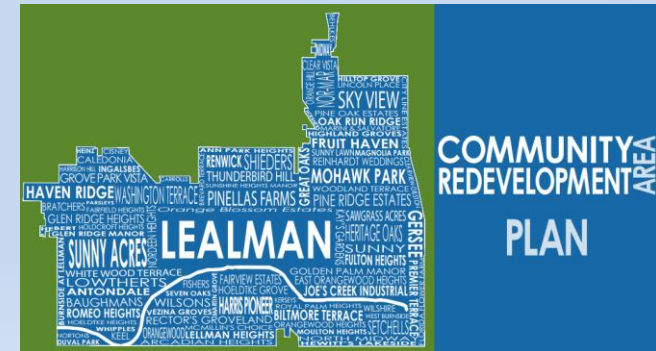




Pinellas County

Doing Things

- Land Development Code
 - Infill
 - Mobile Home Park Ordinance
 - Re-write
- Comprehensive Plan
- Area Plans
 - CRA – Lealman
 - Downtown Palm Harbor Master Plan
- Site Analysis



Blake Lyon

Director of Development Review Services

blyon@pinellascounty.org

727-464-6053