

**Existing Land Use Assessment**

Name	Parcels	Acres						Dwelling Units		Density				Square Footage		FAR				Heights
	Total	Gross	Net	Res	Non-Res	Vac	Redev	Total	Res Use	Gross	Net	Net*	Net Use	Total	Non-Res Use	Gross	Net	Net*	Net Use	
Downtown	109.00	34.43	24.32	2.61	21.71	4.99	9.20	59.00	19.00	1.71	2.43	3.05	7.27	404,616	378,665	0.27	0.38	0.48	0.40	1.18
Downtown Gateway	51.00	17.07	13.23	5.21	8.02	2.67	2.97	46.00	44.00	2.69	3.48	4.36	8.45	131,294	77,571	0.18	0.23	0.29	0.22	1.45
Municipal Gateway	2.00	12.46	10.41	0.00	10.41	3.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0.00	0.00	0.00	0.00
North Pinellas Ave	52.00	16.70	12.98	2.45	10.53	1.53	4.38	35.00	25.00	2.10	2.70	3.06	10.21	145,019	116,466	0.20	0.26	0.29	0.25	1.29
South Gateway	0.00	23.92	22.63	3.10	19.53	3.26	14.10	0.00	0.00	0.00	0.00	0.00	0.00	98,276	98,276	0.09	0.10	0.12	0.12	0.83
South Pinellas Ave	65.00	28.74	22.47	2.98	19.49	5.62	6.69	16.00	13.00	0.56	0.71	0.95	4.36	208,372	192,678	0.17	0.21	0.28	0.23	1.02
South Safford Ave	34.00	7.03	6.75	5.52	1.23	4.37	0.00	9.00	0.50	1.28	1.33	3.79	0.09	23,438	14,888	0.08	0.08	0.23	0.28	1.00
Spring Bayou	0.00	19.91	16.92	11.30	5.62	2.04	0.84	121.00	1.06	6.08	7.15	8.13	0.09	141,009	53,927	0.16	0.19	0.22	0.22	1.25
Uptown	170.00	39.98	33.24	26.33	6.91	13.56	7.96	110.00	90.00	2.75	3.31	5.59	3.42	193,890	44,509	0.11	0.13	0.23	0.15	0.95
Sponge Docks	170.00	47.91	37.60	6.30	31.30	12.90	12.02	51.00	39.00	1.06	1.36	2.06	6.19	331,490	287,716	0.16	0.20	0.31	0.21	1.03
<i>Gross Acres including Road ROW</i> <i>Net Acres including only Parcels</i> <i>Acres including Parcels with Residential Use DOR Codes</i> <i>Acres including Parcels with Non-Residential Use DOR Codes</i> <i>Acres including only Vacant Parcels</i> <i>Acres including only Redevelopment Parcels</i> <i>All Dwelling Units</i> <i>Dwelling Units on Parcels with Residential DOR Codes</i> <i>Total Dwelling Units / Gross Acres</i> <i>Total Dwelling Units / Net Acres</i> <i>Total Dwelling Units / Non-Vac Acres</i> <i>Res Use Dwelling Units / Res Use Acres</i> <i>All Building Square Footage</i> <i>Building Square Footage on Parcels with Non-Residential DOR Codes</i> <i>Total Square Footage / Gross Acres * 43560</i> <i>Total Square Footage / Net Acres * 43560</i> <i>Total Square Footage / Non-Vac Acres * 43560</i> <i>Non-Res Use Square Footage / Non-Res Use Acres * 43560</i> <i>Average Building Height</i>																				

District	Target Density/Intensity					Allowable Uses														
	Density (Dus/Acre)		Intensity (FAR)		Height	Residential						Lodging		Mixed Use		Retail	Industrial		Civic	
	Gross (Max.)	Net (Max.)	Gross (Max.)	Net (Max.) All / Non-Res	Min. / Max.	Single Family Homes	Clustered Housing	Garden Apartments	Townhomes	Midrise Apartments	Live/Work Housing	B&B/Inn	Hotel	Mixed Use Residential	Mixed Use Office	Retail Building	Light Industrial	Research Facility	Civic Buildings	Parking Structures
Downtown	8	22	0.7	1.5 / 1.0	2 / 4					X	X	X	X	X	X	X			X	X
Downtown Gateway	8	20	0.45	1.0 / 0.75	2 / 3			X	X	X	X	X	X	X	X	X			X	X
Municipal Gateway	1	4	0.3	1.0 / 0.75	1 / 3				X								X*	X	X	X
North Pinellas Ave	6	18	0.45	1.0 / 0.75	2 / 3						X*	X		X	X	X				
South Gateway	10	24	1.0	1.75 / 1.5	3 / 5				X	X	X*		X	X	X	X				X
South Pinellas Ave	8	24	0.65	1.5 / 1.0	2 / 4			X	X	X			X	X	X	X				X
South Safford Ave	10	14	0.55	1.0 / 0.4	1 / 2		X	X	X	X	X					X	X	X		
Spring Bayou	8	18	0.3	1.0 / 0.55	1 / 2.5	X		X	X			X	X*							
Uptown	10	16	0.6	1.0 / 0.75	2 / 3		X	X	X	X	X			X						
Sponge Docks	10	22	0.6	1.0 / 0.75	2 / 3			X	X		X	X	X	X	X	X	X			X

*Character District Residential Density*  
*Project/Site Residential Density*  
*Character District Floor Area Ratio (All Buildings)*  
*Project/Site Floor Area Ratio (All Buildings/Non-Residential Buildings)*  
*Minimum/Maximum Building Height*

*Allowable Building Types (Further Classification by Street Types)*