

TARPON SPRINGS 2045

COMPREHENSIVE PLAN




FUTURE LAND USE
CATEGORIES & RULES TABLE



FUTURE LAND USE CATEGORIES & RULES TABLE

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES - ACREAGE THRESHOLDS	RESIDENTIAL DENSITY	NONRESIDENTIAL FAR	ISR	PLACE BASED AREA MAP RELATIONSHIP
Residential Very Low [RVL]	To depict areas that are now developed, or appropriate to be developed, in a large lot, very low-density residential manner; and to recognize such areas as primarily well-suited for estate residential and limited agricultural uses that are consistent with the open space and natural resources of such areas.	<ul style="list-style-type: none">ResidentialResidential EquivalentRecreation/Open SpaceCommunity GardensAgriculture-Light	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 1 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.30	0.60	<ul style="list-style-type: none">Agriculture/Residential Estate
Residential Suburban [RS]	To depict those areas that are developed, or to be developed in a low density, suburban residential manner; and to recognize such areas primarily suited for the planned development process for the purpose of preserving natural features by clustering development.	<ul style="list-style-type: none">ResidentialResidential EquivalentCommunity Gardens	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 2.5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.30	0.60	<ul style="list-style-type: none">Agriculture/Residential EstateNeighborhood Suburban
Residential Low [RL]	To depict those areas that are now developed, or appropriate to be developed, in a lower density residential manner; and to recognize such areas as primarily well-suited for single and two-family residential uses.	<ul style="list-style-type: none">ResidentialResidential EquivalentPublic/Semi-PublicCommunity Gardens	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.40	0.65	<ul style="list-style-type: none">Neighborhood SuburbanNeighborhood Traditional
Residential Urban [RU]	To depict areas that are now developed, or appropriate to be developed, in a moderate density residential manner; and to recognize such areas as primarily well-suited for a mix of single-family residential and context-sensitive infill development of two, three, and four-family dwellings.	<ul style="list-style-type: none">ResidentialResidential EquivalentPublic/Semi-PublicCommunity Gardens	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 7.5 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.40	0.65	<ul style="list-style-type: none">Neighborhood SuburbanNeighborhood TraditionalTransitional (North of Anclote River)
Residential Low Medium [RLM]	To depict areas serving as a transition between lower and higher density residential areas and is generally supportive of context sensitive infill development of one, two, three, four-family, and single-family, attached dwellings.	<ul style="list-style-type: none">ResidentialResidential EquivalentPublic/Semi-PublicCommunity Gardens	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 10 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.50	0.75	<ul style="list-style-type: none">Neighborhood SuburbanNeighborhood TraditionalTransitional
Residential Medium [RM]	To depict areas in close proximity to urban activity centers and areas that are to be developed in a medium density residential manner. This category is generally intended to serve as a transition between less urban and more urban residential and mixed use areas.	<ul style="list-style-type: none">ResidentialResidential EquivalentPublic/Semi-PublicCommunity Gardens	Maximum 3 Acres: <ul style="list-style-type: none">Ancillary Non-ResidentialTransportation/Utility Maximum 5 Acres: <ul style="list-style-type: none">Public/Semi-Public (Not including Public Education Facilities)	Residential – 15 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit	0.50	0.75	<ul style="list-style-type: none">Neighborhood SuburbanNeighborhood TraditionalTransitional

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					DENSITY	FAR	ISR	
Retail & Services Neighborhood	[R&SN]	To depict areas that are now developed, or appropriate to be developed, in a manner to provide local, neighborhood-scale convenience commercial goods and services; and to recognize such areas as primarily well-suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.	<ul style="list-style-type: none"> Personal Services Residential Recreation/Open Space Community Gardens 	Maximum 1 Acre: <ul style="list-style-type: none"> Transportation/Utility Maximum 2 Acres: <ul style="list-style-type: none"> Retail Office Commercial Recreation Public/Semi-Public 	Residential – 10 du/ac	0.20	0.60	<ul style="list-style-type: none"> Neighborhood Suburban (Along Commercial Corridors) Neighborhood Traditional Transitional (North of Anclote River)
					Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted			
Retail & Services Limited	[R&SL]	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses and personal service needs of the community, provide for employment opportunities, and mixed use.	<ul style="list-style-type: none"> Office Retail Personal Services Lodging Commercial/Business Service Storage/Warehouse Commercial Recreation Recreation/Open Space Wholesale/Distribution 	Maximum 5 Acres: <ul style="list-style-type: none"> Residential Residential Equivalent Public/Semi-Public Research and Development Transportation/Utility 	Residential – 15 du/ac	0.30	0.75	<ul style="list-style-type: none"> Transitional (Along Major Corridors)
					Lodging – 30 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit			
Retail & Services	[R&S]	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community, provide for employment opportunities and accommodate target employment uses, and mixed use.	<ul style="list-style-type: none"> Office Personal Services Retail Commercial/Business Service Lodging Wholesale/Distribution Storage/Warehouse Commercial Recreation Research/Development, Light/Heavy Manufacturing, Light Recreation/Open Space Marina Facilities 	Maximum 5 Acres: <ul style="list-style-type: none"> Residential Residential Equivalent Public/Semi-Public Transportation/Utility 	Residential – 15 du/ac	0.45	0.85	<ul style="list-style-type: none"> Transitional (Along Major Corridors)
					Residential Equivalent – 3.0 beds/ permitted dwelling unit Lodging - 30 du/ac, unless utilizing the ‘Alternate Temporary Lodging Standards’ as provided for in the Countywide Plan. Lodging (US 19 Frontage/Access) – 40 du/ac, unless utilizing the ‘Alternate Temporary Lodging Use Standards’ as provided for in the Countywide Plan. Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted			
Resort	[R]	To depict areas that are developed, or appropriate to be developed, for lodging and associated accessory uses with limited permanent residential.	<ul style="list-style-type: none"> Lodging Tourist-Related Facilities Personal Services Commercial Recreation Recreation/Open Space 	Maximum 3 Acre: <ul style="list-style-type: none"> Ancillary Non-Residential Transportation/Utility Residential Office Maximum 5 Acres: <ul style="list-style-type: none"> Public/Semi-Public 	Residential – 15 du/ac and must be in combination with a transient use (minimum 75% transient). CHHA properties maximum 5 du/ac	0.35	0.65	<ul style="list-style-type: none"> Transitional Waterfront Mixed
					Lodging – 40 du/ac, unless utilizing the ‘Alternate Temporary Lodging Use Standards’ as provided for in the Countywide Plan. Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted			

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Resort Facilities Overlay [RFO] 	Intended for areas where it would identify exiting low to moderately intensive mixed residential and small scale transient accommodation use in and adjacent to the tourist oriented areas of the city.	<ul style="list-style-type: none"> Residential Lodging Residential Equivalent 	Maximum 3 Acres: <ul style="list-style-type: none"> Ancillary Non-Residential Transportation/Utility Maximum 5 Acres: <ul style="list-style-type: none"> Public/Semi-Public (Not Including Public Education Facilities) 	Residential – cannot exceed density of underlying residential category Residential Equivalent – 3.0 beds/ permitted dwelling unit of underlying residential category Lodging – 1.67 units per unit of the underlying residential density Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted in the underlying land use category.	N/A	N/A	<ul style="list-style-type: none"> Neighborhood Suburban Neighborhood Traditional Transitional (North of Anclote River) Waterfront Mixed
Public/Semi-Public [P/SP] 	Intended for areas appropriate for educational, health, public safety, civic, religious, government and like institutional uses which are required to serve the community.	<ul style="list-style-type: none"> Public/Private Schools Colleges Hospitals Medical Clinic Churches Religious Institution Cemetery Social/Public Service Agency Child Day Care Fraternal Civic Organization Courthouse Library Public Safety Facility Emergency Service Building Conventional Center General Government Services Residential Equivalent Transportation/Utility Marina Facility 	Maximum 5 Acres: <ul style="list-style-type: none"> Residential 	Residential - 12.5 du/ac or per zoning district density, whichever is less Residential Equivalent – 36 beds per acre	0.25	0.85	All Areas
Office [O] 	Intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/ office mixed-use development.	<ul style="list-style-type: none"> Office Residential Equivalent Recreation/Open Space Public Education Facilities Community Gardens 	Maximum 3 Acres: <ul style="list-style-type: none"> Transportation/Utility Ancillary Non-Residential Maximum 5 Acres: <ul style="list-style-type: none"> Public/Semi-Public Maximum 3,500 Sqft.: <ul style="list-style-type: none"> Personal Services 	Residential – 15 du/ac Residential Equivalent – 3.0 beds/ permitted dwelling unit Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted	0.40	0.75	<ul style="list-style-type: none"> Neighborhood Traditional Transitional (Along Major Corridors)

CATEGORY	PURPOSE	PERMITTED USES	PERMITTED USES - ACREAGE THRESHOLDS	RESIDENTIAL	NONRESIDENTIAL		PLACE BASED AREA MAP RELATIONSHIP
				DENSITY	FAR	ISR	
Employment [E]	To recognize areas developed with, or appropriate to be developed with, a wide range of primary employment uses, flex space, and for uses that have minimum external impacts.	<ul style="list-style-type: none"> Office Research/Development, Light/Heavy Manufacturing, Light/Medium Wholesale/Distribution Storage/Warehouse Marina Facilities 	Maximum 3 Acres: <ul style="list-style-type: none"> Retail Personal Services Lodging Maximum 5 Acres: <ul style="list-style-type: none"> Commercial/Business Service Food Crop Production Transportation/Utility 	Lodging – 40 du/ac, unless utilizing the ‘Alternate Temporary Lodging Use Standards’ as provided for in the Countywide Plan.	0.60	0.85	<ul style="list-style-type: none"> Transitional Restricted Waterfront Mixed Working Waterfront Intensive
Industrial [I]	To recognize areas of existing heavy industrial/ manufacturing uses and areas appropriate to be developed or redeveloped for light and medium industrial/manufacturing uses, while also allowing for flex space, and uses that have minimal external impacts.	<ul style="list-style-type: none"> Manufacturing, Light/Medium/Heavy Business/Research Parks Marina Facilities Research/Development, Light/Heavy Wholesale/Distribution Storage/Warehouse 	Accessory to Primary Only: <ul style="list-style-type: none"> Retail Office Personal Services Commercial/Business Service Maximum 5 Acres: <ul style="list-style-type: none"> Public/Semi-Public Food Crop Production 		0.60	0.90	<ul style="list-style-type: none"> Transitional Restricted Working Waterfront Intensive
Activity Center [AC]	To recognize areas that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/ intensity, and pertinent planning considerations. Activity Centers should be designed at a size and scale that allows for interconnectivity with the surrounding area and emphasizes walkability. This category must be consistent with the Countywide Plan ‘Activity Center’ land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Special Area Plan Neighborhood Traditional
Planned Redevelopment District [PRD]	To depict those areas of the community that are developed with a mix of residential ad nonresidential uses, within neighborhoods or distinct areas that are interrelated and complementary, with densities/ intensities and urban design that promote walking, biking and transit use. This category supports infill and redevelopment and may allow for a variety of densities, land uses, and building styles. This category must be consistent with the Countywide Plan ‘Planned Redevelopment District’ land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Neighborhood Traditional Transitional
Multimodal Corridor [MMC]	To recognize those corridors of critical importance to the movement of people and goods throughout the community, and that are serviced by a combination of automobile, transit, bicycle, and pedestrian transportation modes. This category supports mixed-use development designed to facilitate transit. This category must be consistent with the Countywide Plan ‘Multimodal Corridor’ land use category.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.	Determined by specific locally adopted Special Area Plan.			<ul style="list-style-type: none"> Transitional (Along Major Corridors)

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Retail & Services - Water Dependent [R&S-WD]	To depict areas adjacent to or in close proximity to navigable waterways that are developed, or appropriate to be developed, with commercial fishing industry and related water dependent uses.	<ul style="list-style-type: none"> Commercial Fishing Establishments Commercial Seafood Processing/ Warehousing Marina Facilities Commercial Dockage Boat/Small Watercraft Rental 	Accessory to a Permitted Use: <ul style="list-style-type: none"> Retail Office Commercial/Business Service Maximum 0.5 Acres: <ul style="list-style-type: none"> Single Family Detached Dwellings Lodging 	Residential – 7.5 du/ac Residential Equivalent – 3.0 beds/ permitted at 15 du/ac Mixed Use – Shall not exceed, in combination, the respective du/ac and FAR permitted.	0.40	0.85	<ul style="list-style-type: none"> Waterfront Mixed
Industrial/Employment - Water Dependent [IE-WD]	To depict areas adjacent to or in close proximity to navigable waterways that are developed, or appropriate to be developed, with heavy, marine-related uses.	<ul style="list-style-type: none"> Boat Yards and Ways Boat Building Marine Salvage/Construction Commercial Seafood Processing/Warehousing Marina Facilities Marine-Related Industrial, Light/ Intensive Commercial Dockage Boat/Small Watercraft Rental Public/Private Boat Ramp 	Accessory to a Permitted Use: <ul style="list-style-type: none"> Retail Office Commercial/Business Service Maximum 3 Acres: <ul style="list-style-type: none"> Public/Semi-Public 		0.60	0.90	<ul style="list-style-type: none"> Working Waterfront Intensive
Preservation [P]	Intended for areas that are now categorized or appropriate to be categorized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions.	<ul style="list-style-type: none"> Undeveloped Barrier Islands and Spoil Islands Floodplain Natural Drainageways Wildlife Habitat Sea Level Rise Adaptation Areas 			0.10	0.20	All Areas
Recreation/Open Space [R/OS]	Intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.	<ul style="list-style-type: none"> Public/Private Open Space Public/Private Park Public Recreation Facility Public Beach/Water Access Golf Course/Clubhouse Community Gardens 			0.25	0.45	All Areas