

PINELLAS COUNTY ZONING DISTRICT SUMMARY*

Effective Date: 01/01/2019

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Zoning District	Allowed Uses ¹	Minimum Lot Size		Minimum Setbacks			Maximum Height ²
		Area	Width x Depth	Front	Side	Rear	
SINGLE FAMILY RESIDENTIAL DISTRICTS							
R-A, Residential Agriculture	Single family detached, accessory uses, agriculture and livestock for personal use, commercial agriculture with special approval.	2 acres	90' x 100'	25'/15' ³	15'/20' ⁴	20'	35'
R-E, Residential Estate	Single family detached, accessory uses, agriculture and livestock for personal use.	32,000 sf	90' x 100'	25'/15' ³	15'/20' ⁴	20'	35'
R-R, Rural Residential	Single family detached, accessory uses, agriculture and livestock for personal use.	16,000 sf	90' x 100'	25'/15' ³	10'/15' ⁴	15'	35'
R-1, Single Family Residential	Single family detached, accessory uses.	9,500 sf	80, x 90'	20'/10' ³	6'/10' ⁴	10'	35'
R-2, Single Family Residential	Single family detached, accessory uses.	7,500 sf	70' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
R-3, Single Family Residential	Single family detached, accessory uses.	6,000 sf	60' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
RMH, Residential Mobile/Manufactured Home	Mobile home parks, accessory uses.	Park: 15 acres Spaces: 3,500 sf	Park: 150' x 200' Spaces: 20' x N/A	Park: 25' Spaces: 10'/5' ³	Park: 10' Spaces: 5'/5' ⁴	Park: 10' Spaces: 5'	35'
	Mobile home subdivisions, single family detached, accessory uses.	6,000 sf	60' x 80'	20'/10' ³	6'/10' ⁴	10'	
MULTI-FAMILY RESIDENTIAL DISTRICTS							
R-4, One, Two & Three Family Residential	Single family detached, accessory uses.	5,000 sf	50' x 80'	20'/10' ³	6'/10' ⁴	10'	35'
	Single family attached, accessory uses.	2,800 sf	35' x 80'		0'/5'/10' ⁵		
	Duplex, triplex, accessory uses.	7,500 sf	75' x 80'		7.5'/10' ⁴		
R-5, Urban Residential	Single family detached, accessory uses.	3,000 sf	N/A	10'/20' ⁶	5'/10' ⁴	5'	35'
	Single family attached, duplex, triplex, accessory.	N/A			0'/5'/10' ⁵	10'/5' ⁷	45'
	All other uses and building types.	N/A			5'/10' ⁴	10'/5' ⁷	

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RM, Multi-family Residential	Single family detached, accessory dwelling and uses.	3,000 sf	N/A	10'/20' ⁶	5'/10' ⁴	5'	35'
	Single family attached, duplex, triplex, accessory uses.	1,400 sf	20' x 70'		0'/5'/10' ⁵		45'
	All other uses and building types.	7,500 sf	75' x 80'		5'/10' ⁴	10'	50'
RPD, Residential Planned Development	Single family, multi-family, accessory uses, certain nonresidential uses (see Code).	Per Development Master Plan, or per R-4 standards if no DMP is in place.					
OFFICE AND COMMERCIAL DISTRICTS							
LO, Limited Office	Limited office and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	45'
GO, General Office	Offices, clinics, studios and professional uses.	6,000 sf	60' x 80'	5'	10'	10'	75'/45' ⁸
C-1, Neighborhood Commercial	Neighborhood scale retail and restaurants, personal services, service stations, etc.	6,000 sf	60' x 80'	5'	0'/10' ⁹		45'
C-2, General Commercial and Services	Retail, offices, auto repair, personal/business services, restaurants, hotels, wholesale/distribution, research/development, multi-family residential, recreation, etc.	10,000 sf	80' x 100'	5'	0'/20' ⁹		75'/45' ⁸
CP, Commercial Parkway	Retail, restaurants, hotels, residential, offices, research/development, institutions, etc.	1 acre	N/A	5'	0'/15' ⁹		75'/45' ⁸
CR, Commercial Recreation	Marinas, golf, stables, parks, bowling alleys, etc.	1 acre	150' x 200'	10'	20'		50'
	RV park and campground site requirements	2,500 sf	25' x N/A	5'	5'		
EMPLOYMENT AND INDUSTRIAL DISTRICTS							
E-1, Employment-1	Light manufacturing, offices, research and development, accessory retail.	12,000 sf	80' x 100'	5'	0'/10' ⁹		75'/45' ⁸
E-2, Employment-2	Warehousing/storage, offices, recreation, retail, health/fitness, wholesale/distribution, auto repair.	12,000 sf	80' x 100'	5'	0'/20' ⁹		75'/45' ⁸
I, Heavy Industry	Heavy manufacturing, concrete, fiberglass, office.	25,000 sf	100' x 200'	20'	0'/20' ⁹		100'/45' ⁸

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IPD, Industrial Planned Development	Industrial/employment parks with accessory support services.	Per Development Master Plan, or per E-1 standards if no DMP is in place.					
MIXED-USE DISTRICT							
MXD, Mixed-Use	Variety of residential and nonresidential uses.	Per Development Master Plan, or per RM standards for residential uses and C-2 standards for nonresidential uses if no DMP is in place.					
INSTITUTIONAL DISTRICTS							
LI, Limited Institutional	Assembly uses, educational facilities, fraternal/civic organizations, ALFs, day care.	0.5 acre	100' x 100'	20'	10'	50'	
GI, General Institutional	Educational facilities, museums, assembly uses, hospitals, government facilities, ALFs, etc.	0.5 acre	100' x 100'	20'	15'	50'	
ENVIRONMENTAL DISTRICTS							
AL, Aquatic Lands	Open space, natural resource management, docks and piers, stormwater facilities.	N/A	N/A	N/A	N/A	N/A	
PC, Preservation/Conservation	Parks and open space, natural resource/wildlife management, environmental education, stormwater facilities, and potable water devices.	N/A	N/A	20'	20'	20'	35'/75' ¹⁰
P-RM, Preservation-Resource Management	Natural resource/wildlife management, resource-based recreation, environmental education, water management facilities.	N/A	N/A	25'	25'	25'	35'/75' ¹⁰
RECREATIONAL DISTRICTS							
RBR, Resource-Based Recreation	Parks and open space, see Code for details.	N/A	N/A	25'	25'	25'	45'/75' ¹⁰
FBR, Facilities-Based Recreation	Parks and open space, skate parks, pools, courts, ballfields, fitness activities, community centers.	N/A	N/A	25'	25'	25'	45'/75' ¹⁰
OVERLAYS							
CO, Conditional Overlay	Places restrictions on permitted uses and/or development parameters of the underlying zoning district on a case-by-case basis.	Per specific case. See Code Chapter 138, Article VII, Division 2.					

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HPO, Historic Preservation Overlay	Per underlying zoning district. Development must comply with Code Chapter 146.	Per underlying zoning district. See Code Chapter 138, Article VII, Division 3.					
C-T, Transient Accommodation Overlay	Per underlying zoning district. Additional density, FAR and height possible for hotels and motels if requirements of Code Chapter 138, Article VII, Division 4 are met.	Per underlying zoning district and meeting the provisions of Code Chapter 138, Article VII, Division 4.					
WPO, Wellhead Protection Overlay	Per underlying zoning district. Development must comply with Code Chapter 166.	Per underlying zoning district. See Code Chapter 138, Article VII, Division 5.					
SPECIAL DISTRICTS							
OPH-D, Old Palm Harbor-Downtown	Retail, lodging, restaurants, office and service uses, residential, subject to regulations that recognize the unique and historic nature of the area.	See Code Chapter 138, Article VIII, Division 2.					
FBC, Form Based Code	Alternative to traditional zoning districts. Utilizes physical form based on a regulating plan rather than the separation of uses.	See Code Chapter 138, Article VIII, Division 3.					

*See the applicable Future Land Use Map (FLUM) category for density and intensity limitations.

¹ See Code Table 138-55 (The Use Matrix) for the complete list of allowed uses.

² See Code Section 138-3501 for more information.

³ Front structure/front porch, patio, deck.

⁴ Side interior/side street. **Note: only residential districts have side street setbacks. Nonresidential districts have front setbacks on all road frontages.**

⁵ Side interior unit/side end unit/side street.

⁶ Front structure/front garage.

⁷ Rear structure/alley-accessible garages.

⁸ Normal max height/max height within 50-feet of residential zoned property.

⁹ Abutting nonresidential zoned property/abutting residential zoned property.

¹⁰ Max height for structures/max height for observation towers and elevated walkways.