

Definitions

ACCESSORY DWELLING UNIT means a dwelling unit which is either detached or is a portion of space within a single-family dwelling which is intended to provide increased affordable housing opportunity pursuant to the county's affordable housing incentives plan adopted by the board of county commissioners (Resolution 94-60).

ACCESSORY STRUCTURE means a structure, the use of which is incidental to that of the main building and which is attached thereto or located on the same premises, including a pool or spa.

AFFORDABLE HOUSING Housing for which monthly rents or monthly mortgage payments, including taxes, insurance and utilities, do not exceed 30 percent of that amount which represents the respective percentage of the median adjusted gross annual income for very low, low and moderate households, as indicated in Section 420.0004, F. S.

AFFORDABLE HOUSING DEVELOPMENT Owner-occupied housing development in which at least 20% of units are affordable to households at or below 80% of the Area Median Income (AMI) or rental housing development in which 20% of the units are affordable to households at or below 60% of AMI. Income limits are updated periodically and are available from the Pinellas County Community Development Department upon request.

APARTMENT A room or a suite of rooms occupied, or which is intended or designed to be occupied, as the home or residence of one individual, family, or household, for housekeeping purposes.

APARTMENT HOUSE Any building, or portion thereof, which is designed, built, rented, leased, let, or hired out to be occupied, or which is occupied, as the home or residence of more than two families living independently of each other and doing their own cooking in such building, and shall include flats and apartments.

AREA MEDIAN INCOME (AMI) for a specific geographic entity, the value at which the income distribution is divided into two equal groups, half having incomes above the median, half having incomes below the median.

ASSISTED LIVING FACILITY (ALF) replaces the term ACLF of Adult Congregate Living Facility; means a facility that provides housing and meals as well as assistance with one or more of the residents' Activities of Daily Living (ADLs), such as bathing and dressing. ALFs are licensed and inspected by the State of Florida's Agency for Health Care Administration. All ALFs have a standard license; however they can choose to apply for additional licensure classifications which allow the ALF to provide additional specialized services. The number of residents an ALF is allowed to have is specified by its license. In addition to size, ALFs also vary in appearance, physical structure, services provided, and ages of the residents.

BARRIER FREE HOUSING Housing where material and architectural barriers which restrict mobility, accessibility and independence of elderly or handicapped persons have been removed. Some examples include: wider doors, lower cabinets, ramps, etc.

BUILDING Any structure having a roof supported by columns or walls designed or built for the support, enclosure, shelter or protection of persons, animals or property of any kind.

BUILDING CODE establishes construction standards for new structures and structural improvements.

COASTAL HIGH-HAZARD AREA (CHHA) The area, as defined by the *Sea, Lake and Overland Surges from Hurricanes (SLOSH)* model to be inundated from a category one hurricane, as reflected in the most recent *Regional Evacuation Study, Storm Tide Atlas*.

COASTAL STORM AREA The CHHA, including all properties connected to the mainland by bridges and/or low-lying properties that have restricted evacuation and emergency access.

CHRONIC HOMELESS Those homeless people who have been homeless for more than one year or they have experienced four or more episodes of homelessness in three years.

COMMUNITY REDEVELOPMENT AREA (CRA) means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality. s. 163.340(8)(n)(10), F.S.

CONDOMINIUM A form of individual ownership of a dwelling unit within a larger complex of units, together with an undivided interest in the common area and facilities which serve the multi-unit project.

CONTINUUM OF CARE refers to a graduated service loop that includes: prevention, outreach emergency shelter, transitional housing, permanent supportive housing and permanent housing, and returns to prevention to prevent further homelessness.

COTTAGE HOUSING Housing units that are usually less than 1,000 square feet, detached, single-family homes. Such houses incorporate many of the traditional single-family amenities, but they can be built in larger quantities on smaller lots, while maintaining the neighborhood feel of single-family subdivisions.

DENSITY A ratio of dwelling units per acre of land. No portion of a dedicated public right-of-way may be calculated for density purposes.

DETERIORATION The process by which structures and their components wear, age and decay in the absence of regular repairs and/or replacement or components which are worn or obsolete.

DILAPIDATED Seriously damaged and/or decayed structures to the extent that major component replacement is required.

DILAPIDATED DWELLING OR STRUCTURE A dwelling, dwelling unit, multiple dwelling, apartment, or mobile home, including, among others, garages, sheds, and similar accessory structures, which by reason of inadequate maintenance, dilapidation, obsolescence or abandonment is unsafe, unsanitary, or which constitutes a fire hazard or is otherwise dangerous to human life and is no longer adequate for the purpose for which it was originally intended. It is the intent of this definition to include any and all structures as may legally come within the scope of the definition of structure as set forth in this section.

DWELLING UNIT means one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

DWELLING, SINGLE-FAMILY ATTACHED A dwelling unit on a single lot or parcel attached to one or more one-family dwellings by a common vertical wall.

DWELLING, SINGLE-FAMILY DETACHED A dwelling unit in a single structure not attached to any other dwelling by any means and designed for or occupied exclusively by one family.

DWELLING, MULTIPLE FAMILY Two or more dwelling units contained in one structure on a single lot or parcel and attached by common vertical walls.

Employment Districts – Historically, these are larger areas that have been principally devoted to manufacturing, warehousing, businesses and business services, professional services, other office uses, research and development, and hotel accommodations. Recently, residential uses and supporting retail and personal services have been introduced or planned within selected employment districts. Examples include:

- A. Industrial and Office DRIs (Carillon, Gateway, Gateway Areawide, Bay Vista, Oldsmar DRI) and surrounding related and supportive land uses
- B. Industrial areas not part of a planned development (Joe’s Creek, Airport Industrial Park, Clearwater Airpark Industrial Park, Mid-county Industrial Area, Tyrone Industrial Park, Dome Industrial Park)

EXTREMELY LOW-INCOME PERSONS One or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

FAMILY One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or adoption, no family shall contain more than six members, except as otherwise provided in these regulations. The term "family" shall not be construed to include a sorority or fraternity, club, rooming house, institutional group or the like.

FAMILY FOSTER CARE FACILITY A residential facility designed to be occupied by no more than four individuals along with two full-time supervisors or house-parents. These facilities provide a physical appearance and a style of life which shall make them indistinguishable from the homes of natural families living in the neighborhood. These shall not provide signs, parking lots, or other features not normally found in a single-family neighborhood, but shall function in the manner of a normal single family household. Included are foster homes, shelter homes for displaced youths and adults, adult congregate living, and similar family care facilities, but shall not include facilities for substance abuse care, offender halfway houses or such similar facilities which may not be in keeping with the intent of this definition to provide a normal family living environment. These facilities shall be licensed by the Florida Department of Health and Rehabilitative Services and shall not be located within 1200 feet of another such facility.

FOSTER CARE FACILITY A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.

GROUP HOMES A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Assisted Living Facilities comparable in size to group homes are included in this definition. It does not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

HISTORIC RESOURCES All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HOMELESS means a person sleeping in a place not meant for human habitation (e.g., living on the streets or in an emergency shelter), or residing in an emergency shelter, transitional housing, or other supportive housing program, as defined by the Department of Housing and Urban Development.

HOUSEHOLD An occupied housing unit.

HOUSEHOLD INCOME All income earned by each adult member of the family, including gross wages, social security, Worker's Compensation, child support and public assistance.

HOUSING DEMAND The actual ability and willingness of households to rent or buy housing at a given point in time.

HOUSING INVENTORY An aggregate count of the housing stock.

HOUSING NEED The number of housing accommodations required in order to provide all households with decent, safe and sanitary dwelling units which include a sufficient number of vacant units to create a vacancy rate that will allow housing mobility and housing choices.

HOUSING FIRST A model that focuses on placing individuals and families into permanent housing, as quickly as possible, and then providing intensive home-based case management and stabilizing support services to prevent a recurrence of homelessness.

HOUSING MIX The distribution of housing types including single-family, duplex, multi-family and mobile homes.

HOUSING STOCK The aggregate of individual housing units. This term is used interchangeably with housing inventory in the study.

HOUSING SUPPLY The amount of housing available for occupancy at a given point in time.

HOUSING UNIT See definition for “dwelling unit.”

HURRICANE EVACUATION ZONE Any area required to evacuate during a storm event. These areas shall be established by the county emergency services agency

HURRICANE VULNERABILITY ZONE Areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include Evacuation Levels A through C.

INFRASTRUCTURE Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

LARGE-SCALE MIXED-USE AREA An area where there is a mixing of different land uses – e.g. residential, shopping, eating establishments, employment, lodging, civic, cultural – in one relatively discrete area. These areas usually have multiple ownerships, and combine both vertical and horizontal mix of uses where there is significant physical and functional integration of the different uses, resulting in a *walkable area*. Urban centers and town centers usually exhibit these characteristics; examples include Downtown St. Petersburg, Downtown Dunedin, Downtown Palm Harbor, and Downtown Largo.

LOT an area of land designated on a recorded plat as an individual tract.

LOW-INCOME PERSONS means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MANUFACTURED HOME A factory built structure built from 1977 to 1994 that is manufactured under the authority of 42 United States Code Sec. 5401 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site,

and which does not have permanently attached to its body or frame any wheels or axles. Manufactured housing must bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

MANUFACTURED HOUSING See “*Manufactured Home*”.

MIXED-USE DEVELOPMENT A project that combines single-use buildings, typically on distinct parcels, in a range of land uses in one planned development project, although combining both vertical and horizontal mix of uses can also occur. The overall project must result in a *walkable area* and there must be significant physical and functional integration of the different uses. These projects may occur within a large-scale or neighborhood-scale mixed-use area or they may be located in a more suburban setting. The proposed Largo Towne Center may exemplify this type of mixed-use development depending upon its final site plan, design, and integration with the surrounding community.

MOBILE HOME A structure built in 1976 or earlier, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. Homes built after this date are often referred to as “manufactured homes”. Homes built after 1994 are referred to as “modern manufactured homes”.

MOBILE HOME PARK means a lot or parcel of land which contains mobile home sites and accessory open areas, recreation, or community facilities for the residents.

MOBILE HOME SITE A space, or plot of ground within a mobile home park, designated for the accommodation of not more than one (1) mobile home.

MOBILE HOME SUBDIVISION A platted residential subdivision in which the dwelling units consist of mobile homes and accessory residential structures.

MODERATE-INCOME PERSONS means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

MODERN MANUFACTURED HOME A factory built structure built in 1995 or later that is manufactured under the authority of 42 United States Code Sec. 5401 and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Manufactured housing must bear a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

MODERN MANUFACTURED HOUSING See “*Modern Manufactured Home*”.

MODULAR HOME Home constructed in a factory-controlled environment but built according to the local building code and subject to site-plan review by the local building department.

MULTI-FAMILY HOUSING All housing which is designed to accommodate three or more housing units.

NEIGHBORHOOD-SCALE MIXED-USE AREA An area where there is a mixing of land uses at a neighborhood scale in one relatively discrete area. The range of uses is generally more restricted focusing on neighborhood retail and services, eating establishments, and residential. These areas may be under the ownership of one owner or have multiple owners, and often emphasize a horizontal mix of uses, although some vertical mix may occur. There is significant physical and functional integration of the different uses that results in a *walkable area*. The collection of retail, service, office, and civic uses within the residential community of Ozona exemplifies these characteristics.

OCCUPIED HOUSING UNIT The usual place of residence of the person or group of persons living there at the time of the census enumeration, or the unit from which the occupants are only temporarily absent (away on vacation, etc.).

OVERCROWDING A concept of the U.S. Bureau of the Census referring to housing units occupied by more than one person per room (NOTE: bathrooms, halls, foyers and parlors are not considered rooms).

OWNER-OCCUPIED UNIT Unit in which the owner or co-owner lives whether the unit is paid for or mortgaged.

OWNER Any person or entity, including a cooperative or a public housing authority, having the legal rights to sell, lease or sublease any form of real property.

RELOCATION HOUSING Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.

RENTER -OCCUPIED UNIT Any unit not classified as owner-occupied, including a unit rented for cash rent or one occupied without payment of cash rent.

RESIDENT POPULATION Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

RESIDENTIAL USES Activities within land areas used predominantly for housing.

SEASONAL HOUSING Housing units that are occupied during a portion of the year, but which are usually found vacant during the balance of the year.

SEASONAL POPULATION Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors.

SERVICES The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

STRUCTURE means anything constructed, installed or portable, the use of which requires a location on a parcel of land. Such term includes a movable structure, while it is located on land, which can be used for housing, business, commercial, agricultural, or office purposes, either temporarily or permanently, including all caging designed to contain livestock. This definition shall include all decks which exceed one foot in height. Fences a maximum of six feet high, sidewalks, patio slabs, driveways, containers (tanks) covered by other codes, and utility poles are not considered structures except for permit requirements.

SUBSTANDARD DWELLING OR STRUCTURE means a dwelling, dwelling unit, multiple dwelling, apartment, apartment house, or any other space used or intended to be used as a habitable living space in any building or structure, which does not meet the basic minimum requirements of this article for such use.

SUSTAINABILITY A process by which governments, private and non-profit organizations, households and individuals make collaborative and individual efforts to achieve continuing economic prosperity while improving the state of the natural environment and providing a high quality of life for the entire community.

TARGETED AREAS Specific areas targeted for improvement under the Community Development Block Grant Program. Residents must be principally of low- and moderate-income. The area must contain substandard housing and infrastructures. Definite boundaries are set for the area based on the above criteria.

TENANT Any person or entity who rents or leases property from an owner.

TENURE The manner, condition or terms by which property is occupied (i.e., owner or renter occupied)

VACANT HOUSING UNIT No one living in it at the time of census enumeration, unless the occupants are only temporarily absent. May be classified as "seasonal and migratory," or "year-round." Seasonal unit is intended for occupancy during only certain seasons of the year. Migratory unit is held for occupancy for migratory labor employed in farm work during crop season. Year-round vacant unit is available or intended for occupancy at any time of the year.

VERY-LOW-INCOME PERSONS means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the

metropolitan statistical area (MSA)¹ or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

YEAR-ROUND HOUSING UNIT includes occupied and vacant units available or intended for year-round use. Excluded are vacant units intended for seasonal occupancy and/or held for migratory labor.

ZONING In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (e.g., commercial, industrial, residential, type of residential) and the location, bulk, height, shape, use, and coverage of structures within each zone.

ZONING ORDINANCE An ordinance whose purpose is to control the use, intensity and dimensional characteristics of development for specific locations in accordance with the adopted local government comprehensive plan.