

Definitions

AIRPORT FACILITY means any area of land or water improved, maintained, or operated by a governmental agency for the landing and takeoff of aircraft or privately-owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings or other airport facilities or rights-of-way.

CENTRAL BUSINESS DISTRICT means a compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

COMMERCIAL/BUSINESS SERVICE USE means an occupation or service involving the sale, storage, repair, service or rental of automobiles, boats, recreational vehicles, machinery, equipment or like merchandise; the production assembly or dismantling of which shall clearly be secondary and incidental to the primary use characteristics.

COMMERCIAL USES means activities within land areas which are predominantly connected with the sale, rental, and distribution of products or performance of services.

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income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the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.

COMPATIBILITY means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

CONSERVATION USES means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CULTURAL RESOURCES are areas, places, buildings, structures, visual, performing and literary artworks, events (e.g. festivals), institutions/organizations (e.g. the Florida Orchestra), individuals/people (e.g. artists, folk artists), natural features and other objects having a special historical, cultural, archaeological, architectural, community or aesthetic value.

DENSITY means the measure of permitted residential development expressed as a maximum number of dwelling units per gross acre of land area.

DRAINAGE FACILITIES means a system of man-made structures designed to collect, convey, hold, divert, or discharge stormwater and includes stormwater sewers, canals, detention structures, and retention structures.

ENVIRONMENTAL LANDS are any preserve or management area (including its lands and waterways) that is determined to contain major ecological, hydrological, and physiographic components and whose interdependent biophysical or biocultural components can only be maintained through preservation or extreme limitations on development. These lands and waterways are set aside to protect significant natural and cultural resources, remnant landscapes, open spaces, and/or visual aesthetics and buffering characteristics. All such lands and waterways are managed by the Department of Environmental Management's Environmental Lands Division.

FLOOR AREA RATIO (FAR) means a measurement of the intensity of building development on a site. A floor area ratio is the relationship between the gross floor area on a site and the gross land area. The FAR is calculated by adding together the gross floor areas of all buildings on the site and dividing by the gross land area.

HIGH-WAGE PRIMARY JOBS means those jobs that pay at least 130 percent of the overall average annual wage of Pinellas County.

HISTORIC RESOURCES are any prehistoric or historic district, site, building, structure, object, or other real or personal property of historical, architectural, or archaeological value, as determined through criteria for designation contained in this ordinance. Historic resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, or other objects with intrinsic historic or archaeological value, or any part thereof, relating to the history, government, or culture of Pinellas County, the State of Florida, or the United States.

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by stormwater. It includes roofed areas and surfaces such as limerock or clay, as well as conventionally surfaced streets, sidewalks, parking lots, and other similar surfaces.

IMPERVIOUS SURFACE RATIO (ISR) means a measure of the intensity of hard surfaced development on a site. An impervious surface ratio is the relationship between the total impervious surface area on a site and the gross land area. The ISR is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area.

INDUSTRIAL USES means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFRASTRUCTURE means 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.

INTENSITY means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

LIGHT MANUFACTURING/ASSEMBLY (CLASS A) USE means a use engaged in the manufacturing, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, storage, sales and distribution of such products consistent with standards contained in the Pinellas County Land Development Code. This use shall be limited to clean industries having onsite and offsite impacts comparable to the primary uses listed under the Commercial General, Residential/Office/Retail, and Community Redevelopment District-Activity Center categories as applicable. This use shall not include or allow for any exterior storage or processing of equipment or materials of any kind.

LIVABLE COMMUNITIES means a planning concept that revolves around land development, building and street design elements that create environments where people want to work and live.

MIXED-USE DEVELOPMENT is defined by the Urban Land Institute as developments with three or more significant revenue-producing uses, such as office, retail, residential, hotel/motel, entertainment, cultural, recreation, etc., which are mutually supportive in well-planned projects.

NATURE-BASED (ECO) TOURISM means an enlightening, participatory travel experience to environments, both natural and cultural, that ensures the sustainable use, at an appropriate level, of environmental and cultural resources and, while providing for viable economic opportunities for the tourism industry and host communities, makes the use of these resources through conservation beneficial to all tourism role players.

OFFICE USE means an occupation or service providing primarily an administrative, professional or clerical service and not involving the sale of merchandise; examples of which include medical, legal, real estate, design, and financial services, and like uses. No "Office Use" shall include any Personal Service/Office Support Use, Retail Commercial Use, or Commercial/Business Service Use, as specifically defined within Table 4 of the Future Land Use and Quality Communities Element. [01-60]

OPEN SPACE means undeveloped land suitable for low impact resource-based outdoor recreation and/or conservation purposes. This definition can include land with environmental value such as preserve/preservation lands, and can also include land required or desired to provide for visual relief, and aesthetic and scenic value.

PARK SYSTEM selected for resource-based recreation value, aesthetic, cultural and/or scenic value, greenspace and environmental value, the County owns and manages a regional system of resource-based parks that provides opportunities for citizens and visitors to appreciate the intrinsic visual, cultural and natural qualities of the Pinellas County environment.

PORT FACILITY means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

PRIMARY BUSINESSES means those businesses where at least 51 percent of their revenues are imported from outside of Pinellas County.

REMODELING As defined in the Florida Building Code, Chapter 4, Section 423.5., means the changing of existing facilities by rearrangement of space and/or change of use.

RENOVATIONS As defined in the Florida Building Code, Chapter 4, Section 423.5., means the rejuvenating or upgrading of existing facilities by installation or replacement of materials and equipment. The use and occupancy of the spaces remain the same.

RESEARCH/DEVELOPMENT USE means a use devoted to investigation in the natural, physical, or social sciences, or engineering and development as an extension of investigation, with the objective of creating an end product.

RESIDENTIAL USE means a dwelling unit including, single-family, multi-family, and mobile home dwelling unit. This use shall include any type of use authorized by Chapter 419, F.S., Community Residential Homes, which is entitled to be treated as a residential dwelling unit.

RETAIL COMMERCIAL USE means commercial activities which are predominantly connected with the sale, rental and distribution of products.

SERVICES means 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.

STORAGE/WAREHOUSE USE means a use devoted to the storage of goods and materials, motor vehicles and equipment.

STORMWATER means the flow of water which results from a rainfall event.

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.

SUSTAINABILITY means 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 INDUSTRIES means those industries that are primary businesses that provide high-wage jobs, are growing nationally and in the State of Florida, and are able to utilize the assets and cope with the liabilities of Pinellas County.

WATER-DEPENDENT USES Activities which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

WATER-RELATED USES Activities which can be carried out only on, in or adjacent to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

WHOLESALE/DISTRIBUTION USE means a use engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment.

WORKING WATERFRONT As defined by s. 342.07, F.S., a parcel or parcels of real property that provide access for water-dependent commercial activities, including hotels and motels as defined in s. 509.242(1), F.S., or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water. Seaports are excluded from the definition.