

Table 1-1: Future Land Use

City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses	Maximum Density (dwelling unit/acre)	Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)	Corresponding Countywide Plan Map Categories/Locational Criteria
<p><b>Residential Low (RL)</b>                      In areas where use and development characteristics are low-density residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.  <u>Permitted Uses:</u>                      Primary- Residential                      Secondary- Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.</p>	<p>5.0 du/a</p>	<p>0.40 FAR                      0.65 ISR</p>	<p><b>Residential Low Medium (RLM)</b>                      This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.                      Maximum Density (unit/acre): 10 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.50 FAR                      0.75 ISR</p>
<p><b>Residential Urban (RU)</b>                      In areas removed from, but in close proximity to urban activity centers; in areas where use and development characteristics are urban residential in nature; and in areas serving as a transition between more suburban and more urban residential areas.  <u>Permitted Uses:</u>                      Primary- Residential                      Secondary- Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.</p>	<p>7.5 du/a</p>	<p>0.40 FAR                      0.65 ISR</p>	

Table 1-1: Future Land Use (Continued)

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<p><b>Residential Low Medium (RLM)</b>                      In areas in close proximity to urban activity centers; in areas where use and development characteristics are low-medium residential in nature; and in areas serving as a transition between low density and high density residential areas.  <u>Permitted Uses:</u>                      Primary- Residential                      Secondary- Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.</p>	<p>10.0 du/a</p>	<p>0.50 FAR                      0.75 ISR</p>	<p><b>Residential Low Medium (RLM)</b>                      This category is intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas.                      Maximum Density (unit/acre): 10 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.50 FAR                      0.75 ISR</p>
<p><b>Residential Medium (RM)</b>                      In areas within or in close proximity to urban activity centers; in areas where use and development characteristics are medium-density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed use areas.  <u>Permitted Uses:</u>                      Primary- Residential                      Secondary- Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.</p>	<p>15.0 du/a</p>	<p>0.50 FAR                      0.75 ISR</p>	<p><b>Residential Medium (RM)</b>                      It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a medium-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities, including transit, and natural resources of such areas.                      Maximum Density (unit/acre): 15 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.50 FAR                      0.75 ISR</p>

Table 1-1: Future Land Use (Continued)

<p><b>City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses</b></p>	<p><b>Maximum Density (dwelling unit/acre)</b></p>	<p><b>Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)</b></p>	<p><b>Corresponding Countywide Plan Map Categories/Locational Criteria</b></p>
<p><b>Residential High (RH)</b>                      In areas within or in close proximity to urban activity centers; in areas where use and development characteristics are high-density residential in nature; and in areas serving as an urban center.  <u>Permitted Uses:</u>                      Primary- Residential                      Secondary- Residential Equivalent; Institutional; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space.</p>	<p>30.0 du/a</p>	<p>0.60 FAR 0.85 ISR</p>	<p><b>Residential High (RH)</b>                      It is the purpose of this category to depict those areas of the County that are now developed, or appropriate to be developed, in a high-density residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities, including transit, and natural resources of such areas.                      Maximum Density (unit/acre): 30 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.60 FAR                      0.85 ISR</p>
<p><b>Office (O)</b>                      In areas where it would serve as a transition from an urban activity center or more intensive non-residential use to low density residential or public/semipublic use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.  <u>Permitted Uses:</u>                      Primary- Office                      Secondary- Residential; Residential Equivalent; Institutional.</p>	<p>15.0 du/a</p>	<p>0.50 FAR 0.75 ISR</p>	<p><b>Office (O)</b>                      This plan category is 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.                      Maximum Density (unit/acre): 15 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.50 FAR                      0.75 ISR</p>

Table 1-1: Future Land Use (Continued)

<p><b>City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses</b></p>	<p><b>Maximum Density (dwelling unit/acre)</b></p>	<p><b>Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)</b></p>	<p><b>Corresponding Countywide Plan Map Categories/Locational Criteria</b></p>
<p><b>Resort (R)</b>                      In areas where it would identify existing moderately intensive mixed residential and hotel/ motel use; or in locations where unique recreational assets warrant the combination of permanent and temporary accommodations. It is also areas adjacent to activity centers or areas designated for commercial use; in water-dependent locations for marina and boat service use.  <u>Permitted Uses:</u>                      Primary- Transient Accommodation; Residential                      Secondary- Residential Equivalent; Institutional; Tourist Facilities.</p>	<p>30.0 du/a</p>	<p>0.55 FAR 0.90 ISR</p>	<p><b>Resort (R)</b>                      This plan category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.                      Maximum Density (unit/acre): 30 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      1.20 FAR                      0.95 ISR</p>
<p><b>Coastal High Hazard Area- Resort (CHHA-R)</b>                      In areas where it would identify existing moderately intensive mixed residential and hotel/ motel use; or in locations where unique recreational assets warrant the combination of permanent and temporary accommodations located in the Coastal High Hazard Area. It is also areas adjacent to activity centers or areas designated for commercial use; in water-dependent locations for marina and boat service use located in the Coastal High Hazard Area.  <u>Permitted Uses:</u>                      Primary- Transient Accommodation; Residential                      Secondary- Residential Equivalent; Institutional; Tourist Facilities.</p>	<p>15.0 du/a</p>	<p>0.65 FAR 0.85 ISR</p>	

Table 1-1: Future Land Use (Continued)

<p><b>City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses</b></p>	<p><b>Maximum Density (dwelling unit/acre)</b></p>	<p><b>Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)</b></p>	<p><b>Corresponding Countywide Plan Map Categories/Locational Criteria</b></p>
<p><b>Retail &amp; Services Limited (R&amp;S- L)</b>                      In areas where it would serve as a transition from an urban activity center or more intensive non-residential use to residential, office or public/semi-public use; and in areas where the size and scale of development will accommodate true mixed residential, office, and retail use.  <u>Permitted Uses:</u>                      Primary- Office; Residential; Retail Commercial; Personal Service                      Secondary- Residential Equivalent; Institutional.</p>	<p>15.0 du/a</p>	<p>0.45 FAR 0.85 ISR</p>	<p><b>Retail &amp; Services (R&amp;S)</b>                      This plan category is 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 or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.                      Maximum Density (unit/acre): 24 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.55 FAR                      0.90 ISR</p>
<p><b>Retail &amp; Services (R&amp;S)</b>                      In areas in and adjacent to activity centers where surrounding and uses support and are compatible with intensive commercial use; in areas supported by arterial or major collector roadways.  <u>Permitted Uses:</u>                      Primary- Retail Commercial; Office; Personal Service; Commercial/Business Service; Transient Accommodation; Restaurant; Financial Institution                      Secondary- Residential; Residential Equivalent; Institutional.</p>	<p>24.0 du/a</p>	<p>0.55 FAR 0.90 ISR</p>	

Table 1-1: Future Land Use (Continued)

<p><b>City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses</b></p>	<p><b>Maximum Density (dwelling unit/acre)</b></p>	<p><b>Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)</b></p>	<p><b>Corresponding Countywide Plan Map Categories/Locational Criteria</b></p>
<p><b>Coastal High Hazard Area- Retail &amp; Services (CHHA- R&amp;S)</b>                      Located in the Coastal High Hazard Area-areas in and adjacent to activity centers where surrounding uses support and are compatible with intensive commercial use; in areas supported by arterial or major collector roadways.  <u>Permitted Uses:</u>                      Primary- Retail Commercial; Office; Personal Service; Commercial/Business Service; Transient Accommodation; Restaurant; Financial Institution                      Secondary- Residential; Residential Equivalent; Institutional.</p>	<p>15.0 du/a</p>	<p>0.55 FAR 0.90 ISR</p>	<p><b>Retail &amp; Services (R&amp;S)</b>                      This plan category is 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 or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.                      Maximum Density (unit/acre): 24 du/a                      Intensity Floor Area/Impervious Surface Ratio:                      0.55 FAR                      0.90 ISR</p>
<p><b>Employment (E)</b>                      In areas with sufficient size to encourage an industrial park arrangement, as well as integrated industrial/mixed-use projects, with provision for internal service access in locations suitable for light industrial use with minimal adverse impact on adjoining uses.  <u>Permitted Uses:</u>                      Primary- Light Manufacturing; Research; Office; Wholesale Sales; Office Machine Repairs                      Secondary- Retail Sales.</p>	<p>N/A</p>	<p>0.65 FAR 0.85 ISR</p>	<p><b>Employment (E)</b>                      This plan category is intended to recognize areas developed with, or appropriate to be developed with, a wide range of employment uses, including primary industries (i.e., those with a customer base that extends beyond Pinellas County), allowing for flex space, and for uses that have minimal external impacts.                      Maximum Density (unit/acre): N/A, for Temporary Lodging Use- 50 du/a, subject to five acre maximum                      Intensity Floor Area/Impervious Surface Ratio:                      0.65 FAR                      0.85 ISR</p>

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<p><b>City of Dunedin Land Use Designations/Locational Criteria and Permitted Uses</b></p>	<p><b>Maximum Density (dwelling unit/acre)</b></p>	<p><b>Intensity Floor Area Ratio (FAR)/ Impervious Surface Ratio (ISR)</b></p>	<p><b>Corresponding Countywide Plan Map Categories/Locational Criteria</b></p>
<p><b>Industrial (I)</b>                      In areas with sufficient size to encourage an industrial park type arrangement with provision for internal service access and adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses.  <u>Permitted Uses:</u>                      Primary- Assembly and Manufacturing; Warehousing; Open Storage; Foundry; Wholesale Sales                      Secondary- Business Office.</p>	<p>N/A</p>	<p>0.75 FAR 0.95 ISR</p>	<p><b>Industrial (I)</b>                      This plan category is intended to depict areas developed, or appropriate to be developed, in a general industrial manner; and so as to encourage the reservation and use of areas for industrial use in a manner consistent with surrounding use, transportation facilities, other necessary infrastructure, and natural resources.                      Maximum Density (unit/acre): N/A                      Intensity Floor Area/Impervious Surface Ratio:                      0.75 FAR                      0.95 ISR</p>
<p><b>Public/Semi-Public (P/SP)</b>                      In areas where educational, health, public safety, civic, religious, and like institutional uses are required to serve the community.                      It is also areas where such utility installations are required to serve the community.  <u>Permitted Uses:</u>                      Primary- Elementary, Middle and High Schools; Hospital; Church; Cemetary; Fraternal or Civic Organization; Municipal Buildings; Water Treatment Plant; Public Works Garage; Wastewater Treatment Plant; Electric Substation                      Secondary- Residential; Residential Equivalent.</p>	<p>12.5 du/a</p>	<p>Institutional Use 0.65 FAR 0.85 ISR                       Hospital Use 1.0 FAR 0.85 ISR                       Transportation/ Utility Use 0.70 FAR 0.90 ISR</p>	<p><b>Public/Semi-Public (P/SP)</b>                      This plan category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features, and may include residential as part of the mix of uses.                      Maximum Density (unit/acre): 12.5 du/a                      Intensity Floor Area/Impervious Surface Ratio: Institutional Use-                      0.65 FAR                      0.85 ISR                      Hospital Use-                      1.0 FAR                      0.85 ISR                      Transportation/Utility Use-                      0.70 FAR                      0.90 ISR</p>

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<p><b>Recreation/Open Space (R/OS)</b> Public and private open spaces and recreational facilities dispersed throughout the City. <u>Permitted Uses:</u> Primary- Open and Undeveloped Areas; Public/Private Open Space; Public/Private Park; Public Recreation Facility; Public Beach/Water Access; Golf Course/Clubhouse.</p>	<p>N/A</p>	<p>0.25 FAR 0.60 ISR</p>	<p><b>Recreation/Open Space (R/OS)</b> This plan category is intended to recognize recreation/open space uses that serve the community or region. Maximum Density (unit/acre): N/A Intensity Floor Area/Impervious Surface Ratio: 0.25 FAR 0.60 ISR</p>
<p><b>Preservation (P)</b> In areas that need to recognize natural resource features, wherever they may appear, and at a size significant to the feature being depicted in relationship to its surroundings; will frequently occur in a random and irregular pattern interposed among the other categories. <u>Permitted Uses:</u> Primary- Open and Undeveloped Areas; Swamps; Streams; Drainage Areas; Estuary.</p>	<p>N/A</p>	<p>0.10 FAR 0.10 ISR</p>	<p><b>Preservation (P)</b> This plan category is intended to recognize natural resource features worthy of preservation and those areas of the County that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area. Maximum Density (unit/acre): N/A Intensity Floor Area/Impervious Surface Ratio: 0.10 FAR 0.20 ISR</p>

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<p><b>Activity Center(AC)</b> By Special Area Plan <u>Permitted Uses:</u> By Special Area Plan</p>	<p>By Special Area Plan</p>		<p><b>Activity Center (AC)</b> The purpose of this category is to recognize those areas of the County within each local government jurisdiction 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. In particular, it is the intent of this category to recognize those important, identifiable centers of business, public, and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced transit commensurate with the type, scale, and intensity of use. Activity Centers are intended to encompass areas developed in a radial pattern within walking distance (1/4 to 1/2 mile) of a central point or hub served by transit.</p>

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<p><b>Activity Center(AC)</b> By Special Area Plan <u>Permitted Uses:</u> By Special Area Plan</p>	<p>By Special Area Plan</p>		<p><b>Multimodal Corridor (MMC)</b> This plan category is intended to recognize those corridors of critical importance to the movement of people and goods throughout the County and that are served by multiple modes of transport, including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors connecting Activity Centers, characterized by mixed-use development, and in particular, supported by and designed to facilitate transit.</p>

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<p><b>Scenic/Non-Commercial Corridor (SNCC)</b>                      Belcher Road from City's southern boundary to Curlew Road; Curlew Road from Alternate US 19 to US 19; Alternate US 19 from Union to Scotland; CR 1 from Union Street to Hermosa.  <u>Permitted Uses:</u>                      Related to Special Rules of the Countywide Rules</p>	<p>Refer to Countywide Plan Rules</p>		<p><b>Scenic/Noncommercial Corridor (SNCC)</b>                      The intent and purpose of the Scenic/ Noncommercial Corridor designation is to guide the preservation and enhancement of scenic qualities, to ensure the integrity of the Countywide Plan Map, and to maintain and enhance the traffic operation of these especially significant roadway corridors in Pinellas County.</p>
<p><b>Water/Drainage Feature (WDF)</b>                      Throughout city  <u>Permitted Uses:</u>                      Primary- Open and Undeveloped Areas consistent with the water and/ or drainage features characterizing these locations.                      Secondary- Drainage Structures and facilities, environmental restoration and nonpermanent open space and recreation uses consistent with the primary purpose of stormwater management.</p>	<p>Submerged land; drainage feature- No density/intensity allocation.</p>		<p>No Corresponding Category</p>