

PART I - COMMUNITY DEVELOPMENT CODE
ARTICLE 2. - ZONING DISTRICTS
DIVISION 10. OFFICE DISTRICT ("O")

DIVISION 10. OFFICE DISTRICT ("O")

Section 2-1001. Intent and purpose.

The intent and purpose of the Office "O" District is to provide the citizens of the City of Clearwater with convenient access to professional services and high quality jobs throughout the city without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City of Clearwater or negatively impacting the safe and efficient movement of people and things within the City of Clearwater.

Section 2-1001.1. Maximum development potential.

The Office District ("O") may be located in more than one land use category. It is the intent of the O District that development be consistent with the Countywide Future Land Use Plan as required by state law. The uses and development potential of a parcel of land within the O District shall be determined by the standards found in this Development Code as well as the Countywide Future Land Use Designation of the property, including any acreage or floor area restrictions set forth in the Rules Concerning the Administration of the Countywide Future Land Use Plan, as amended from time to time. Development potential for the Countywide Future Land Use Designation that apply to the O District are as follows:

Countywide Future Land Use Designation	Maximum Dwelling Units per Acre of Land	Maximum Floor Area Ratio/Impervious Surface Ratio	Overnight Accommodations Units per Acre
Residential/Office Limited	7.5 dwelling units per acre	FAR .40/ISR .75	N/A
Residential/Office General	15 dwelling units per acre	FAR .50/ISR .75	N/A
Residential/Office/Retail	18 dwelling units per acre	FAR .40/ISR .85	30 units per acre

(Ord. No. 8043-09, § 14, 9-3-09)

Section 2-1002. Minimum standard development.

The following uses are Level One permitted uses in the Office "O" District subject to the minimum standards set out in this section and other applicable provisions of Article 3.

Table 2-1002. "O" District Minimum Development Standards							
Use	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Setbacks (ft.)			Max. Height (ft.)	Min. Off-Street Parking
			Front	Side	Rear		
Funeral Homes	10,000	100	25	10	20	30	0.25/seat
Medical Clinic	10,000	100	25	10	20	30	5/1,000 SF GFA
Offices	10,000	100	25	10	20	30	3/1,000 SF GFA

Parks and Recreation Facilities	n/a	n/a	25	10	20	50	1/20,000 SF of land area or as determined by the community development director based on ITE Manual standards
Places of Worship(1)	40,000	200	35	20	20	30	1/2 seats
Schools	40,000	200	35	20	20	30	1/3 students
Telecommunication Towers	10,000	100	25	10	20	Refer to Section 3-2001	n/a

- (1) Places of Worship shall not exceed five acres. Any such use, alone or when added to contiguous like uses which exceed five acres shall require a land use plan map amendment to Institutional which shall include such uses and all contiguous like uses.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 8349-12, § 19, 9-6-12; Ord. No. 8810-16, § 7, 1-21-16; Ord. No. 8988-17, § 5, 2-2-17; Ord. No. 9758-24, § 9, 6-6-24)

Section 2-1003. **Flexible** standard development.

The following uses are Level One permitted uses in the Office "O" District subject to the standards and criteria set out in this section and other applicable provisions of Article 3.

Table 2-1003. "O" District Flexible Standard Development Standards							
Use	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Min. Setbacks (ft.)			Max. Height (ft.)	Min. Off-Street Parking
			Front	Side	Rear		
Accessory Dwellings Unit	n/a	n/a	n/a	n/a	n/a	n/a	1/unit
Community Residential Homes	6,000	60	25	10	10	30	1/2 residents
Educational Facilities	3,500	50	25	10	20	30—50	2—3/1,000 SF GFA
Funeral Homes	3,500—10,000	50-100	15-25	10	10-20	30-50	0.25/seat
Medical Clinic	10,000	100	15-25	10	10-20	30-50	5/1,000 SF GFA
Nursing Homes	20,000	100	35	20	20	30	1/2 residents
Offices	3,500—10,000	50—100	15—25	10	10—20	30—50	2—3/1,000 SF GFA
Off-Street Parking	3,500	50	25	10	20	n/a	n/a
Places of Worship(1)	20,000—40,000	100—200	25—35	10—20	10—20	30—50	1/2 seats

Public Transportation Facilities(2)	n/a	n/a	n/a	n/a	n/a	10	n/a
Restaurants	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Retail Sales and Services	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TV/Radio Studios	40,000	200	35	20	20	35	5/1,000 SF GFA
Utility/Infrastructure Facilities(3)	n/a	n/a	35	20	20	n/a	n/a
Veterinary Offices	5,000	50	25	10	20	30	4/1,000 SF GFA

- (1) Places of worship shall not exceed five acres. Any such use, alone or when added to contiguous like uses which exceed five acres shall require a land use plan map amendment to Institutional which shall include such uses and all contiguous like uses.
- (2) Public transportation facilities shall not exceed three acres. Any such use, alone or when added to contiguous like uses which exceed three acres shall require a land use plan map amendment to transportation/utility which shall include such uses and all contiguous like uses.
- (3) Utility/infrastructure facilities shall not exceed three acres. Any such use, alone or when added to contiguous like uses which exceed three acres shall require a land use plan map amendment to transportation/utility which shall include such uses and all contiguous like uses.

Flexibility criteria:

- A. *Accessory dwelling unit.* One accessory dwelling unit, which is subordinate and accessory to a principal permitted use is allowed provided that:
 1. Title to the unit is vested in the ownership of the principal use.
 2. The floor area of the unit does not exceed 25 percent of the floor area of the principal use;
 3. The unit complies with the development standards established for the principal use.
 4. The unit shall be constructed with a similar architectural style as the principal use.
- B. *Community residential homes.*
 1. The number of residents does not exceed 14;
 2. The neighborhood in which the parcel proposed for development is a stable neighborhood where the average assessed value of improvements exceeds the assessed value of land.
 3. The parcel proposed for development is not located within 1,000 feet of another parcel of land used for community residential home purposes.
- C. *Educational facilities.*
 1. The proposed parcel for development fronts on a road with at least four lanes; and
 2. The proposed development does not have an access which connects to a local street at a point more than 100 feet from the four lane road on which the parcel proposed for development fronts.
 3. *Height:*

-
- a. The increased height results in an improved site plan, landscaping in excess of the minimum required and/or improved design and appearance.
 - b. The increased height will not reduce the vertical component of the view from any adjacent residential property.
 - D. *Funeral homes.*
 - 1. Lot area and/or width: The reduction shall not result in a building which is out of scale with existing buildings in the immediate vicinity;
 - 2. Height: The increased height results in an improved site plan, landscaping areas in excess of the minimum required or improved design and appearance;
 - 3. Side and/or rear setback:
 - a. The reduction in side and/or rear setback does not prevent access to the rear of any building by emergency vehicles;
 - b. The reduction in side and/or rear setback results in an improved site plan, more efficient parking or improved design and appearance;
 - c. The reduction in side and/or rear setback does not reduce the amount of landscaped area otherwise required.
 - E. *Medical clinic.*
 - 1. Height: The increased height results in an improved site plan, landscaping areas in excess of the minimum required or improved design and appearance;
 - 2. Front and/or rear setback: The reduction in front and/or rear setback is necessary to preserve protected trees and/or results in an improved site plan or more efficient design and appearance and/or results in landscaping in excess of the minimum required.
 - F. *Nursing homes.*
 - 1. Off-street parking is screened from adjacent parcels of land and any adjacent street by a landscaped wall or fence of at least four feet in height;
 - 2. All waste disposal containers which serve the proposed use are located within a landscape enclosed structure.
 - G. *Offices.*
 - 1. *Height:*
 - a. The increased height results in an improved site plan, landscaping areas in excess of the minimum required or improved design and appearance;
 - b. The increased height will not reduce the vertical component of the view from any adjacent residential property;
 - 2. No sign of any kind is designed or located so that any portion of the sign is more than six feet above the finished grade of the front lot line of the parcel proposed for development unless such signage is a part of an approved comprehensive sign program.
 - 3. *Off-street parking:* The physical characteristics of a proposed building are such that the likely use of the property will require fewer parking spaces per floor area than otherwise required or that the use of significant portions of the building will be used for storage or other non-parking demand-generating purposes.

-
4. *Lot area and width:* The reduction in lot area and/or width will not result in a building which is out of scale with existing buildings in the immediate vicinity of the parcel proposed for development;
 5. *Front and rear setbacks:* The reduction in front and/or rear setbacks result in an improved site plan, more efficient parking or improved design and appearance.
- H. *Off-street parking.*
1. Off-street parking spaces shall be screened from residentially zoned or used properties by a wall or fence at least four feet in height which is landscaped on the external side with a continuous hedge or non-deciduous vine.
 2. All outdoor lighting shall be automatically switched to turn off at 9:00 p.m.
 3. All parking spaces shall be surface parking.
 4. Access and any necessary stacking space shall be based on the size and design of the parking lot as determined by the community development coordinator.
- I. *Places of worship.*
1. *Lot area and width:* The reduction in lot area and width will not result in a building which is out of scale with existing buildings in the immediate vicinity of the parcel proposed for development;
 2. The use of the parcel proposed for development will not involve direct access to a major arterial street;
 3. *Side and rear setbacks:*
 - a. The reduction in side and setback does not prevent access to the rear of any building by emergency vehicles;
 - b. The reduction in side and rear setback results in an improved site plan, more efficient parking or improved design and appearance;
 - c. The reduction in side setback does not reduce the amount of landscaped area otherwise required;
 4. *Height:*
 - a. The increased height results in an improved site plan, landscaping areas in excess of the minimum required and/or improved design and appearance;
 - b. The increased height will not reduce the vertical component of the view from any adjacent residential property;
 5. *Front setback:* The reduction in front setback results in an improved site plan or improved design and appearance.
- J. *Public transportation facilities.*
1. The public transportation facilities are not located within 1,000 feet of another public transportation facility unless necessary to serve established transit stops with demonstrated ridership demand;
 2. The public transportation facilities are designed, located and landscaped so that the structure of the facilities are screened from view from any residential use or land designated as residential in the Zoning Atlas;
 3. Any lighting associated with the public transportation facilities is designed and located so that no light is cast directly on any residential use or land designated as residential in the Zoning Atlas.
- K. *Restaurants.*

1. The use is located in a building which is primarily used for office purposes;
 2. The total floor area devoted to retail sales and service use and restaurant does not occupy more than ten percent of the floor area of the building in which it is located.
- L. *Retail sales and services.*
1. The use is located in a building which is primarily used for office purposes;
 2. The total floor area devoted to retail sales and service use and restaurant does not occupy more than ten percent of the floor area of the building in which it is located.
- M. *TV radio studios.*
1. All buildings are designed and located so that no building is closer than 100 feet from a parcel of land which is designated as residential in the Zoning Atlas or is used for residential purposes;
 2. All satellite dishes and other telecommunication equipment other than permitted antennae are screened from view from any land which is designated as residential in the Zoning Atlas or is used for residential purposes;
 3. All satellite dishes and other equipment other than permitted antennae are screened from view from the right-of-way of arterial roads.
- N. *Utility/infrastructure facilities.*
1. Any above ground structure other than permitted telecommunication towers and utility distribution lines located on or along a rear lot line shall be screened from view by a landscaped opaque wall or fence which is at least two-thirds the height of the above ground structure and shall be landscaped with trees and hedges which will five years after installation substantially obscure the fence or wall and the above ground structure.
- O. *Veterinary offices.*
1. All buildings are designed and located so that no building is closer than 100 feet from a parcel of land which is designated as residential in the Zoning Atlas or is used for residential purposes;
 2. No sign of any kind is designed or located so that any portion of the sign is more than six feet above the finished grade of the front lot line of the parcel proposed for development unless such signage is a part of an approved comprehensive sign program.
 3. The use of the parcel proposed for development will not involve direct, exclusive access to a major arterial street.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, § 27, 5-2-02; Ord. No. 8349-12, §§ 20, 21, 9-6-12; Ord. No. 8810-16, § 8, 1-21-16; Ord. No. 9758-24, § 9, 6-6-24)

Section 2-1004. Flexible development.

The following uses are Level Two permitted uses in the Office "O" District subject to the standards and criteria set out in this section and other applicable provisions of Article 3.

Table 2-1004. "O" District Flexible Development Standards				
Use			Min. Setbacks (ft.)	

	Min. Lot Area (sq. ft.)	Min. Lot Width (ft.)	Front	Side	Rear	Max. Height (ft.)	Min. Off-Street Parking
Comprehensive Infill Redevelopment Project	n/a	n/a	n/a	n/a	n/a	n/a	Determined by the community development coordinator based on the specific use and/or ITE Manual standards
Mixed Use	3,500	50	15—35	10—20	10—20	30—80	Based upon specific use requirements
Nursing Homes	20,000	100	15—35	10—20	10—20	30—50	1/2 residents
TV/Radio Studios	20,000—40,000	100—200	15—35	10—20	10—20	35—80	3—5/1,000 SF GFA

Flexibility criteria:

A. *Comprehensive infill redevelopment projects.*

1. The development or redevelopment is otherwise impractical without deviations from the use and/or development standards set forth in this zoning district;
2. The development or redevelopment will be consistent with the goals and policies of the Comprehensive Plan, as well as with the general purpose, intent and basic planning objectives of this Code, and with the intent and purpose of this zoning district;
3. The development or redevelopment will not impede the normal and orderly development and improvement of surrounding properties;
4. Adjoining properties will not suffer substantial detriment as a result of the proposed development;
5. The proposed use shall otherwise be permitted by the underlying future land use category, be compatible with adjacent land uses, will not substantially alter the essential use characteristics of the neighborhood; and shall demonstrate compliance with one or more of the following objectives:
 - a. The proposed use is permitted in this zoning district as a minimum standard, flexible standard or flexible development use;
 - b. The proposed use would be a significant economic contributor to the City's economic base by diversifying the local economy or by creating jobs;
 - c. The development proposal accommodates the expansion or redevelopment of an existing economic contributor;
 - d. The proposed use provides for the provision of affordable housing;
 - e. The proposed use provides for development or redevelopment in an area that is characterized by other similar development and where a land use plan amendment and rezoning would result in a spot land use or zoning designation; or

-
- e. The proposed use provides for the development of a new, and/or preservation of a working waterfront use.
 6. Flexibility with regard to use, lot width, required setbacks, height and off-street parking are justified based on demonstrated compliance with all of the following design objectives:
 - a. The proposed development will not impede the normal and orderly development and improvement of the surrounding properties for uses permitted in this zoning district;
 - b. The proposed development complies with applicable design guidelines adopted by the city;
 - c. The design, scale and intensity of the proposed development supports the established or emerging character of an area;
 - d. In order to form a cohesive, visually interesting and attractive appearance, the proposed development incorporates a substantial number of the following design elements:
 - Changes in horizontal building planes;
 - Use of architectural details such as columns, cornices, stringcourses, pilasters, porticos, balconies, railings, awnings, etc.;
 - Variety in materials, colors and textures;
 - Distinctive fenestration patterns;
 - Building stepbacks; and
 - Distinctive roofs forms.
 - e. The proposed development provides for appropriate buffers, enhanced landscape design and appropriate distances between buildings.

B. *Mixed use.*

1. The uses of the parcel proposed to be developed shall be permitted in the Office District.
2. Residential uses are located in a building which is part of a mixed use development, designed and constructed to be occupied by at least two uses.
3. *Height:*
 - a. The increased height results in an improved site plan, landscaping in excess of the minimum required and/or improved design and appearance;
 - b. The increased height will not reduce the vertical component of the view from any adjacent residential property.
4. *Front setback:* The reduction in front setback results in an improved site plan or improved design and appearance.
5. *Side and rear setbacks:*
 - a. The reduction in the side and/or rear setback does not prevent access to the rear of any building by emergency vehicles;
 - b. The reduction in the side and/or rear setback results in an improved site plan, more efficient parking or improved design and appearance and landscaping in excess of the minimum required.
6. *Off-street parking:* The physical characteristics of a proposed building are such that the likely uses of the property will require fewer parking spaces per floor area than otherwise required or the use of

significant portions of the building will be used for storage or other non-parking demand-generating purposes.

C. *Nursing homes.*

1. *Access:* The use of the parcel proposed for development will not involve direct, exclusive access to a major arterial street;
2. *Height:* The increased height results in an improved site plan or improved design and appearance;
3. *Sign:* No sign of any kind is designed or located so that any portion of the sign is more than six feet above the finished grade of the front lot line of the parcel proposed for development unless such signage is a part of an approved comprehensive sign program;
4. *Front setback:* The reduction in front setback results in an improved site plan or improved design and appearance.
5. *Side and rear setback:*
 - a. The reduction in side and rear setback does not prevent access to the rear of any building by emergency vehicles;
 - b. The reduction in side and rear setback does not prevent access to the rear of any building by emergency vehicles.

D. *TV radio studios.*

1. All buildings are designed and located so that no building is closer than 100 feet from a parcel of land which is designated as residential in the Zoning Atlas or is used for residential purposes;
2. All satellite dishes and other telecommunication equipment other than permitted antennae are screened from view from any land which is designated as residential in the Zoning Atlas or is used for residential purposes;
3. All satellite dishes and other equipment other than permitted antennae are screened from view from the right-of-way of arterial streets;
4. *Lot area and width:* The reduction in lot area will not result in a building which is out of scale with existing buildings in the immediate vicinity of the parcel proposed for development;
5. The use of the parcel proposed for development will not involve direct access to a major arterial street;
6. *Height:* The increased height results in an improved site plan or improved design and appearance;
7. No sign of any kind is designed or located so that any portion of the sign is more than six feet above the finished grade of the front lot line of the parcel proposed for development unless such signage is a part of an approved comprehensive sign program;
8. *Setbacks:*
 - a. The reduction in front setback results in an improved site plan or improved design and appearance;
 - b. The reduction in side and rear setback does not prevent access to the rear of any building by emergency vehicles;
 - c. The reduction in side and rear setback results in an improved site plan, more efficient parking or improved design and appearance;
 - d. The reduction in side and rear setback does not reduce the amount of landscaped area otherwise required;

-
9. *Off-street parking:* The physical characteristics of a proposed building are such that the likely uses of the property will require fewer parking spaces per floor area than otherwise required or that the use of significant portions of the building for storage or other non-parking demand-generating purposes.

(Ord. No. 6417-99, § 4, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 7106-03, § 4, 9-18-03; Ord. No. 7413-05, § 11, 5-5-05; Ord. No. 7449-05, § 11, 12-15-05; Ord. No. 7605-06, §§ 8, 9, 4-20-06; Ord. No. 7631-06, § 10, 11-2-06; Ord. No. 8349-12, §§ 22, 23, 9-6-12; Ord. No. 8810-16, § 9, 1-21-16; Ord. No. 8988-17, § 6, 2-2-17; Ord. No. 9758-24, § 9, 6-6-24)