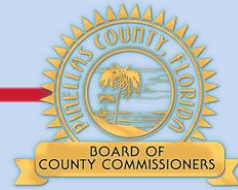


# Questions and Clarifications



- **FBC, Form Based Code District (Div. 3, Art. VIII, Ch. 138)**
  - Minimum 20 acres including 10 acres upland.
    - Neighborhood-scaled, cohesive regulatory framework
    - Community building and/or enhancement ('neighborhood planning' initiative)
    - Reduce potential for spot zoning
  - Initial possibilities: Lealman, Downtown Palm Harbor, North US 19
- **Accessory Dwelling Units (Div. 2, Art. IX, Ch. 138)**
  - Either primary or secondary unit must be owner-occupied.
    - Use to require primary unit to be owner-occupied. (Now either unit can be.)
    - Intended to be incidental to the primary unit, not a duplex property
- **Short-Term Vacation Rentals (Div. 3, Art. IX, Ch. 138)**
  - Occupancy not to exceed ten persons per unit.
    - Can mostly only regulate impacts. Permitted in all residential districts.
    - Intended to limit impact of excessive people in one home in residential neighborhood.