



Chapter 13 – ~~LANDSCAPING, TREE REMOVAL AND SITE CLEARING~~⁽⁴⁾ – RESERVED

****RESERVE CHAPTER 13. TREE AND LANDSCAPE REGULATIONS TO RESIDE IN CHAPTER 27 ‘ZONING AND LAND DEVELOPMENT’ CODE.****

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CHAPTER 19 - PROPERTY MAINTENANCE AND STRUCTURAL STANDARDS

ARTICLE I. - IN GENERAL

DIVISION 3. - PROPERTY MAINTENANCE REGULATIONS

Sec. 19-58. - Unlawful to allow a dangerous tree to remain on property.

- (a) It is unlawful for a property owner to allow any tree, or any part thereof, to remain on the property, that has been evaluated and deemed 'dangerous,' as defined in section 19-3, by the natural resources coordinator, urban forestry coordinator, or respective designee(s) to remain on the property any tree, or parts thereof that has been determined dangerous, as defined in section 19-3.
- (b) When a property owner has been issued a Notice of Violation for a dangerous tree under this section, and the cause of the condition rendering the tree 'dangerous' is not a result of a violation of ~~Chapter 13-27, article VI, division IV, City of Tampa Code of Ordinances,~~ the tree removal permit requirements set forth therein, of section 13-45, City of Tampa Code of Ordinances, will be waived, and the Notice of Violation will act as the permit.

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CHAPTER 27 – ZONING AND LAND DEVELOPMENT

ARTICLE I. - GENERAL PROVISIONS

DIVISION 2. - LAND DEVELOPMENT CODE AND APPLICABILITY

Sec. 27-7. - Area of coverage of chapter.

~~Except as specifically provided in this chapter, t~~The regulations of this chapter shall apply throughout the jurisdiction of the city, in both the public and private realms, unless otherwise stated herein or expressly preempted by state or federal law. ~~For parcels of lands annexed to the city after the respective effective dates of the provisions of this ordinance from which this chapter was derived,~~ the provisions of F.S. § 171.062 shall govern.

DIVISION 4. - DEFINITIONS

Sec. 27-43. - Definitions.

For the purpose of the Land Development Code, certain abbreviations, terms, phrases, words and their derivatives shall have the meanings as described below. Furthermore, unless otherwise specifically defined, the words and terms used in this Code related to alcoholic beverages shall have the same meaning as defined by the Beverage Laws of the State of Florida, F.S. Ch. 561 et seq. Words not defined herein shall be interpreted in accordance with section 1-3.

Accessway: A driveway as defined in Chapter 25 of this Code and shall be included in the term "vehicle use area" as defined in this section, unless specifically and expressly excluded in the context thereof.

Acquisition: For Upland Habitat Protection purposes, acquisition shall mean the action of transferring fee simple interest in a parcel of land to a governmental or non-profit land conservation agency for the preservation in perpetuity of the land for the protection of a particular species, natural area or other environmental resource.

Arborist: An arborist is an arboriculture professional who has earned and maintains a current, valid arborist certification~~certified by~~ from the International Society of Arboriculture (ISA).

Arborist Report: A professional report, performed by and/or under the direct supervision of and signed by an arborist, which at a minimum, includes a tree survey and a condition/risk assessment rating for each tree identified on the tree survey. Such reports may also include readings and findings from sonic tomography, electric resistance tomography, and/or other industry standard imaging methods used to supplement tree evaluation.

Artificial stabilization: The use of artificial products which are spread over the surface of the ground to hold and restrain the soils and any seeds during a rain event and which keep them from being eroded until they have had a chance to germinate and provide a natural stabilizing ground cover.

Buildable area: The portion of a lot remaining after required yards and required tree protection radii have been provided. Buildings may be placed within the buildable area, but limitations on percentage of the lot which may be covered by buildings may require open space within the buildable area.



Building: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property.

Caliper: (used as Nursery Industry measurement standard) Trunk caliper is that diameter that is measured six (6) inches above grade/ground on trees up to and including four (4) inches in caliper; caliper is measured twelve (12) inches above the ground for larger trees. Refer to 'Florida Grades and Standards for Nursery Plants 2015', as amended.

Canopy area: Refer to "crown area."

Canopy spread: Refer to "crown spread."

Champion or Challenger tree: Those trees described as Florida Champion Trees, National Champion Trees, and Florida Challenger Trees, by the Florida Forest Service Division, Florida Department of Agriculture and Consumer Service.

Circumference: ~~The distance around the periphery of a tree at four and one half (4½) feet above existing grade.~~

Clearing: The removal of trees, shrubs, and other ~~vegetation~~ landscape from the existing ground surface. Clearing is usually undertaken where subsequent land alteration, construction, or agricultural activities are to occur. Lawn mowing and ANSI standard pruning are excluded from this definition.

Commercial nursery: An ongoing business licensed for the planting, growing and sale of plants and trees. A commercial nursery does not include an ongoing silviculture operation.

Conservation areas: See "Environmentally sensitive areas."

Crown: The foliated portion of a tree, from the lowest branch to the treetop; synonymous with canopy.

Crown area ("CA"): The measurement of the crown spread area (in square feet). The formula to calculate the spread is: $\pi(\frac{1}{2}CS)^2 = CA$.

Crown spread ("CS"): The average of the longest length diameter ("LLD") and the shortest length diameter ("SLD") of the crown. The formula to calculate the spread is: $(LLD + SLD) \div 2 = CS$.

Damage or abuse: Any action or inaction, which does not follow ~~good-accepted~~ accepted arboricultural practices, as established by the ~~National-International Society of Arborists Association~~. Abuse also includes damage inflicted upon roots by machinery, changing the natural grade above the root system or around the trunk, destruction of the natural shape or any action ~~which~~ that causes infection, infestation, or decay.

Dangerous tree: Any tree that rates 'severe' for failure potential with a 'constant-use' for target rating on the Tree Hazard Evaluation Form, set forth in the Tree and Landscape Technical Manual.

DPW (Department): The Department of Public Works (DPW).

Diameter breast height (d.b.h., "DBH"): The diameter, in inches, of a tree trunk measured at four and one-half (4½) feet above existing grade. ~~D.b.h.~~ DBH is also referred to as the diameter of a tree (not in a nursery setting; refer to "caliper" for measurement standard for Nursery Industry). Measurement methods are specific to tree types: low branching tree, multi-stemmed tree or tight clump of trees, single-stem leaning tree, single-stem upright or straight tree, and tree on a slope.



Dripline: An imaginary perpendicular line that extends downward from the outermost branches of a tree to the ground.

Drought tolerant plant: A plant, once established, that survives on natural rainfall with occasional irrigation during dry periods, as identified by the University of Florida IFAS Extension Florida Yards and Neighborhoods Florida-Friendly Plant List 2006, as ~~may subsequently be revised~~ amended.

Endangered and threatened species: Flora and fauna as identified by the U.S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12. Fauna identified by the Florida Game and Fresh Water Fish Commission in Section 9-27.03-05, FAC, and flora identified by the Department of Agriculture and Consumer Services "Preservation of Native Flora Act," F.S. § 581.185 through 581.187. Endangered species are so designated due to manmade or natural factors which have placed them in imminent danger of extinction, while threatened species are so designated due to rapid decline in number of habitat such that they are likely to become endangered without corrective action.

Environmentally sensitive areas: Lands that, by virtue of some qualifying environmental characteristic (e.g., wildlife habitat), are regulated by either the Florida Department of Environmental Protection, the Southwest Florida Water Management District, or any other governmental agency empowered by law for such regulation. Environmentally sensitive areas include Conservation Areas and Preservation Areas. Conservation Areas include the following types of wetlands (w), natural water bodies (nwb), and uplands (u); freshwater marshes (w), wet prairies (w), hardwood swamps (w), cypress swamps (w), natural shorelines other than natural beaches and dunes (w), Class III Waters (w, nwb), and significant wildlife (w, nwb, u). Preservation Areas include the following types of wetlands, natural water bodies and uplands; coastal marshes (w), mangrove swamps (w), marine grassbeds (w, nwb), natural beaches and dunes (w, u), Class I and II Waters (w, nwb), aquatic preserves (w, nwb), essential wildlife habitat (w, nwb, u), and natural preserves (w, nwb, u).

Excavation: The action or process of creating a depression or hole in the ground by removing the soil in excess of two (2) feet in depth.

Exempt plant species: Certain invasive, noxious plant species (refer to sec. 27-284.XX for species list), which are exempt from the protection, permitting, and mitigation requirements of this chapter. These species shall be removed during any permitted site clearing and/or site development permits.

Florida friendly yard or landscape (as provided for in F.S. § 373.185): A landscape that incorporates the Best Management Practices and philosophies described in "A Guide to Florida-Friendly Landscaping", Third Edition, 2006, as may subsequently be amended, and conserves water and protects the environment and are adaptable to local conditions and which are drought tolerant. Florida-friendly landscape principles include planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance."

Grading: Leveling or planing land to a smooth horizontal or sloping land surface by the use of mechanical leveling or grading equipment or, in the case of stockpiled soil, other mechanical equipment.

Grand tree: A tree and its (crown, trunk, and root system) of the species listed in Schedule A located in section 13-6 whose circumference, height and species, crown spread and trunk diameter measurements, and condition are of the identity, size, and character, to total the minimum points for the such species as outlined in Schedule A identified on the City of Tampa Tree Matrix, set forth in the Tree and Landscape Technical Manual, current edition.



~~Green space: The entire parcel less the building footprint, driveways, vehicular use areas, hardscapes such as decks, swimming pools, decorative fountains, patios and other non porous areas. Stormwater management system, wetland conservation areas, lakes, rivers, and creeks are excluded in the calculation of green space area.~~

Ground cover: Any ornamental plant or grass which grows along the ground.

Grubbing: The removal of understory vegetation including the removal of any tree with a DBH less than five (5) inches by the use of mechanical equipment, provided no understory vegetation is removed within the dripline of any tree with a DBH of five (5) inches or greater or within an environmentally sensitive area. In the case of the natural plant community vegetation outside of environmentally sensitive areas, grubbing is the removal of understory vegetation necessary to provide limited access to the parcel.

Hazardous tree: Any tree that is rated at 'C-9' or higher, on the City's Tree Evaluation Form (refer to Tree and Landscape Technical Manual), with a 'Failure Potential' rating of at least 'High,' relative to its location, species, condition, risk assessment, and size.

Hedge: A close planting of shrubs which forms a compact, dense, living barrier which protects, shields, separates, and/or demarcates an area from view, and which is eighty (80) percent opaque within twelve (12) months after planting.

Improvements: Improvements required by the land development code, including but not limited to, street trees, right-of-way pavements, curbs and gutters, streetlights, sidewalks, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street signs and traffic-control signs. Improvements may be found on-site or off-site and may be either public or private.

Infrastructure: Roads, water, sewer, stormwater or drainage facilities, and utilities, and trees within the right-of-way constructed/installed to meet a public need and/or public purpose, and designed in part to accommodate development.

~~Invasive species: An exotic or naturalized plant or tree species whose growth habit and reproductive strategy threaten to displace native species and disrupt ecological processes of natural communities that disrupts naturally occurring native plant communities by altering structure, composition, natural processes and/or habitat quality common to Florida and the city.~~

Irreparable or irreversible damage or abuse: 'Damage or abuse' inflicted upon a tree's root system, trunk, and/or crown, by any means, to such a degree that the tree condition is rendered 'hazardous' or 'dangerous'. Such damage or abuse has or will cause the tree incapable of correction, repair or return to structurally stable condition.

Irrigation: A permanent watering system equipped with surface, subsurface or overhead emitters and which provides one hundred (100) percent water coverage.

Irrigation zone: A control valve circuit containing irrigation devices with consistent application rates.

Land alteration: Any activity which removes vegetation from or changes the topography of the land by grubbing, tree removal, clearing, grading, filling or excavating, except for activities undertaken to maintain existing grounds.



Land development decisions: Those decisions ~~which that~~ require a public hearing prior to a decision being rendered including an amendment to the Tampa Comprehensive Plan future land use map, a parcel or area rezoning, a special use application, a variance application, a petition to review, a request for vacation of rights-of-way, or a HPC application as defined in article V, division 3 of this chapter.

Landscape or landscaping: ~~The planting of plant material (including trees), native and non-native plant material, recommended trees, grand trees or protected trees, including retention of existing, which is/are retained and/or planted~~ in such a way as to conserve, preserve, and/or enhance land uses, natural land features, and natural and aesthetic values. Non-living natural material, which permits percolation, may also be used as a minor, accessory material in landscaping.

Landscape structure: A structure ~~which that~~ utilizes manmade materials and ~~vegetation~~ landscape to create a landscape feature.

Landscape and tree planting plan: A plan that meets the requirements set forth in this chapter.

Landscape area trust fund: The fund established ~~in section 16-46 of the Code by this chapter,~~ for the purpose of acquiring ~~new park public land,~~ or improving existing public ~~park~~ land or public right-of-way, by providing new landscape area and/or enhancement of existing landscape area in the public realm.

Landscape buffer: The prescribed, pervious area required for tree planting and landscaping between the vehicular use or vehicular display areas and street right-of-way and adjacent properties.

Landscape plant zone: A grouping of plants with similar water, light, and soil needs. Plant groupings based on water use are as follows: natural plants, drought tolerant plants, and oasis plants.

Landscape area: The minimum area on a parcel that is required to be landscaped pursuant to this chapter, as depicted on an approved landscape and tree planting plan. The types of plants and other materials permitted in a landscaped area are outlined in the definition of 'landscape or landscaping' in this section. Landscape area excludes the following: building footprint(s); driveways/accessways; vehicular use areas; hardscapes such as decks, swimming pools, decorative fountains, patios, and/or other impervious surfaces/areas; stormwater management systems/areas (two (2) feet or deeper); wetland conservation areas (wetland setback/buffer area(s) not excluded); and, other water bodies such as lakes, ponds, rivers, and creeks.

Landscaping: The installation or removal of plants and/or trees.

Listed animal species: Animal species, which are identified as endangered, threatened, or species of special concern ~~by the Florida Fish and Wildlife Commission in Chapter 39, Florida Administrative Code, and occur in the City of Tampa (refer to Florida Administrative Code, Rule Chapter 68A-27).~~

Listed plant species: Plant species, which are identified as endangered or threatened by the Florida Department of Agriculture and Consumer Services ~~or the United States Fish and Wildlife Service, and occur in the City of Tampa (refer to Florida Administrative Code, Rule Chapter 5B-40).~~

Listed species: ~~All species of plants and animals which are listed as threatened, endangered or species of special concern in Chapter 39, Florida Administrative Code, or by the Florida Department of Agriculture and Consumer Services or the United States Fish and Wildlife Service, and occur in the City of Tampa.~~

Low-volume irrigation: An irrigation system with a maximum flow rate per emitter of thirty (30) gallons per hour or less. These systems are not approved for turfgrass applications.



Contributed Mitigation tree: A recommended tree, selected from the City of Tampa Tree Matrix in accordance with this chapter and the Tree and Landscape Technical Manual, that is planted as a replacement tree or contributed to the department tree bank applicable Planning District's tree trust fund, in the form of a tree mitigation fee. The fee is set by city council resolution and includes a specific rate per mitigation tree and a Planning District-based rate for the land area required to plant a mitigation tree. Refer to sec. 27-284.XX for mitigation tree rates and formulas in accordance with section 13-164 to replace a protected tree that is dug up, irreversibly damaged or destroyed.

Native: An adjective used to describe species of flora and fauna which that naturally occur in Hillsborough County and the City of Tampa; not to mean naturalized or indigenous species, which originate from outside the county and city.

Native plant community: Those plant communities naturally occurring in north and central Florida.

Native plant material: Any plant material indigenous to central Florida, and which is naturally grown or commercially propagated or cultivated for the nursery or landscaping industry.

Native tree: Any tree indigenous to central Florida or the city, and which is naturally grown or commercially propagated or cultivated for the nursery or landscaping industry.

Naturalized Plant: A plant that is reproducing spontaneously outside of cultivation and outside its native range.

Natural plant: A plant, once established, that survives on rainfall without irrigation.

Natural plant communities: Naturally occurring stands of native plant associations exhibiting minimal signs of anthropogenic disturbance. Specific community types can be identified by characteristic dominant plant species composition. Community types found in the City of Tampa include pine flatwoods, dry prairie, sand pine scrub, sandhill, scrubby flatwoods, xeric oak scrub, xeric hammock, mesic hammock, hardwood swamps, cypress swamps, freshwater marsh, wet prairies, coastal marsh, mangrove swamp, coastal strand (see natural beaches and dunes) and marine grasslands.

Natural preserves: Publicly or privately owned lands or waters set aside for preservation in their natural state.

Natural resources coordinator: ~~As part of the planning division in the PDD, the coordinator is t~~The city official responsible for administration, interpretation, and enforcement of applicable natural resources-related provisions set forth in this chapter and Chapter 13, Landscaping, Tree Removal and Site Clearing.

Natural shorelines (other than natural beaches and dunes): All emergent and submerge lands, which are not classified as preservation areas, which border class I, II or III waters, which are within the mean annual floodplain of said waters and whose topography has not been significantly altered by human activity.

Nonwooded land: A parcel, greater than one (1) acre, less than fifty (50) percent of which is covered by native that has non-'exempt' tree canopy and/or forested native plant communities, exclusive of wetlands, that cover(s) less than fifty (50) percent of the land's area.

Oasis plant: A plant, once established, requiring frequent irrigation.

Off-site conservation fund: A fund established for the purpose of acquisition, restoration and management of significant or essential wildlife habitat. The fund shall be managed by a local government or the local government may contract with a non-profit land conservation agency or organization to manage such fund.



Off-site preservation land bank: An area of land in the City of Tampa or Hillsborough County, which is approved by the city as appropriate for off-site preservation of upland habitats as provided in this article and which is in either public or private ownership or has been acquired by a non-profit land conservation organization for the purpose of being used as a land bank for the preservation or restoration of land.

Ordinary maintenance: Work done to repair ordinary damage or to prevent ordinary deterioration or decay of a building, improvement, object, structure or site or any part thereof as nearly as possible to its condition prior to such damage, deterioration, or decay, and which does not involve or cause a change in the design, the material, or the exterior appearance of the building, improvement, object or structure or site.

Overspray: Water that is delivered beyond the landscape area wetting pavements, walks, structures, or other non-landscaped areas.

Pervious area: A permeable surface area, which allows passage of surface water and air to the root system of a tree. A pervious area shall be free of significant amounts of clay, shell, marl, limestone or other road-base material unless expressly permitted in the context thereof, but may be surfaced with turf blocks or similar nontoxic products.

Planning Districts: As described in the Tampa Comprehensive Plan, there are five (5) Planning Districts: Central Tampa, Westshore/TIA, University, South Tampa, and New Tampa.

Plant material: Any ground covers, shrubs, turf or vines ~~that~~ ~~which~~ are commercially propagated or cultivated for the nursery or landscaping industry.

Preservation (natural resource): As this term is used in this article, preservation means the protection and maintenance of the integrity of a species and its habitat, or a natural plant community, from the direct and secondary impacts of development.

Preservation areas: See "Environmentally sensitive areas."

~~Protected tree: A tree and its root system, other than trees exempted in section 13-7, having the characteristics set forth in section 13-6. A non-'exempt' tree species that possesses the characteristics set forth in sec. 27-284.XX.~~

Protective barricade: A physical, vertical, temporary structure, affixed to the ground, which not less than three (3) feet in height, ~~limiting~~ access to protected trees and grand trees. A suitable protective barrier shall visually define the required protective root zone (PRZ) during construction. Refer to Tree and Landscape Technical Manual for barricade design and placement details.

Protective barrier: A physical, vertical, temporary structure, affixed to the ground, which not less than four (4) feet in height, composed of wood or other suitable materials, ~~limiting~~ access to a protected area to insure ~~assure~~ compliance with the intent of this Code. Natural areas to be preserved, such as conservation areas, preservation areas, areas where the vegetation of natural plant communities is retained and other areas where land alteration is not authorized, can be protected during land alteration and construction activities by placing stakes, or other acceptable materials, at the perimeter of such areas a maximum of twenty-five (25) feet apart, and tying twine flagged with plastic surveying tape from stake to stake along the perimeter of such areas to be preserved. Refer to Tree and Landscape Technical Manual for barrier design and placement details.

Protective dry well and drainage/aeration systems: A tree protection technique used to stabilize soil and provide air and water to root systems when the grade is raised.



Protective retaining wall: A tree protection technique used to stabilize soil around root systems when the grade is lowered.

Protective root zone (PRZ): The entire surface and subsurface soil area encompassed by prescribed radius for protected and grand trees, as set forth in the Tree and Landscape Technical Manual ~~(per the technical manual).~~

Pruning: To selectively remove branches without irreparably or irreversibly damaging the natural shape, form, or structural integrity of a tree; and, without irreparably or irreversibly damaging or abusing the tree. Any pruning of a protected, grand, challenger, or champion tree shall be performed in accordance with the Tree and Landscape Technical Manual, unless specifically authorized by the natural resources coordinator or designee, in accordance with this chapter.

~~Recommended tree: A tree of two (2) inches or greater in diameter, as measured six (6) inches above grade, which is included in the recommended tree list set forth herein as Schedule E in section 13-165.~~

Relocated tree: A protected or grand tree that has been transplanted, in accordance with the technical standards set forth in the Tree and Landscape Technical Manual, to (an) in the area(s) specified in this chapter.

Removed tree: A protected, grand, challenger, or champion tree that has been irreparably or irreversibly damaged or destroyed. Such tree is factored as “removed” for calculation of mitigation trees required for compliance with this chapter.

~~Replaced or replacement tree: A recommended mitigation tree that is planted in the any of those areas specified in this chapter permitted in this chapter in the place of a protected tree or grand tree which was irreversibly damaged or destroyed.~~

Required tree: A tree required to be planted as part of a development permit, pursuant to this chapter, other than a mitigation or relocated tree.

Restoration (natural resource): The process of re-establishing natural plant communities and moisture conditions, which are at least the ecologically functional equivalent of the pre-disturbed land.

Root pruning: An arboricultural technique for preserving trees by providing for the sharp severance of tree roots at a prescribed off-set, relating to the size of the tree. Equipment must be approved by the ~~department~~ building official and natural resources coordinator, or respective designees, and have the capability of cutting to a minimum depth of eighteen (18) inches below grade in order to protect residual roots within the protected root zone.

Seawall: An artificial shoreline protection device approved by regulatory agencies.

Secondary impacts of development: The indirect developmental impacts to a species or its habitat, or to a natural plant community, from activities including, but not limited to, those related to the introduction of domestic animals or motorized vehicles, noise, man-induced hydrological changes, suppression of fire in areas naturally adapted to fire, and pesticide and fertilizer applications, that adversely impact the individuals of a species, its habitats, or a natural plan community.

Shade tree: A hardwood tree that reaches a typical minimum height of twenty-five (25) feet at maturity, grown primarily to produce shade with a spreading canopy, which provides relief from direct sunlight for at least six-four (64) months each year and is included in the recommended tree list.



Shrub: A multi-stemmed plant with a spread and height characteristic of its species and with a minimum height of two (2) feet when planted.

Site clearing: Any development or other activity which alters the land upon which it is located, except for normal sodding, lawn maintenance, and placement of signs.

Tree: Any self-supporting single- and/or multi-stem woody plant of a species ~~that which~~ grows to at least a height of ~~fifteen~~ ten (1510) feet in the environs of the city, ~~and~~, in addition, all mangrove species of Rhizophora mangle (red mangrove), Aguncularia racemosa (white mangrove), Avicennia aerminans (black mangrove) and Conocarpus erecta (buttonwood mangrove), regardless of diameter ~~size~~.

Tree survey: A map that indicates the location, scientific name, and DBH of any tree on the subject parcel and within twenty (20) feet of the perimeter of the subject parcel. The map must also indicate the 'crown spread' dimensions and corresponding 'crown area' for any non-'exempt' tree measuring thirty (30) inch DBH or greater.

~~Trimming: See "Pruning". To selectively remove branches without irreversibly altering the natural shape or form of a tree and without irreversibly damaging or destroying the tree. Unless specifically allowed by the Natural Resources Coordinator in accordance with the standards set forth herein, all trimming of protected or grand trees shall be performed in accordance with the "American National Standard for Tree Care Operations, ANSI, A300-1995, current addition.~~

Turf or turfgrass: A surface layer of earth containing a dense growth of grass and its roots suitable to Florida.

Understory vegetation: Native plants typical of natural plant communities consisting of the ground vegetation and excluding protected, grand, challenger, and champion trees five (5) inches DBH and larger.

Upland: Upland is terrestrial land. Upland does not include wetlands or natural or manmade bodies of water such as lakes, streams, rivers, bays, borrow pits which contain water, canals, and channels.

Urban forest: The urban forest consists of the remnants of native forest found within private property, parks, medians, and rights-of-way; and planted trees, palms, and shrubs found on any public or private property within the City of Tampa. Refer also to the City's Urban Forest Management Plan and most current Urban Ecological (Canopy) Analysis.

Utility: Any public or other community service, available to the general public, including, but not limited to, potable or reclaimed water, wastewater, stormwater, electricity, gas, telephone or other wired communications, gas, and cable television.

Variance: ~~An approved deviation relaxation by the board of adjustment of the applicable dimensional regulations of this chapter, granted by an authorized board as set forth in article II, where such action is found to be in compliance with those criteria established for such board(s) will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship (see section 27-287.24).~~

Vehicular storage area: Any area of a vehicular display area which is used exclusively for the outdoor storage of any and all types of vehicles, mobile homes or boats and which is not accessible by or open to the public and which is not easily visible from the public right-of-way or from another parcel. "Vehicular storage areas" shall not include carports on a parcel for single-family and two-family dwellings.



Vehicular use area: Any area used for the outdoor parking or circulation/~~maneuvering of domestic or commercial~~any vehicles and/or and cargo handling equipment. ~~Unless expressly excluded in the context of its use, "vehicular~~Vehicular use area" shall include loading docks, fire lanes, service drives, and any other vehicular accessways located on the parcel, excluding such area(s) except for accessways constructed on parcels for single-and two-family dwellings residential uses.

Wetland: Land that is inundated or saturated by surface or ground water in years of normal water conditions that falls under the jurisdiction of one (1) or more of the following agencies: the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the Southwest Florida Water Management District, the Hillsborough County Environmental Protection Commission, and the Tampa Port Authority.

Wooded land: A parcel, greater than one (1) acre, ~~fifty (50) percent of which is covered by that has native non-'exempt'~~tree canopy and/or forested native plant communities, exclusive of wetlands, that cover(s) fifty (50) percent or more of the parcel land area.

XeriscapeTM or Florida Friendly Landscape (as provided for in F.S. § 166.048): Quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and which are drought tolerant. The principles of XeriscapeTM include planning and design, appropriate choice of plants, soil analysis which may include the use of solid waste compost, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

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