

TEXT AMENDMENT REQUEST
AMENDMENT CYCLE – JANUARY 2020
APPLICANT - STEVE MICHELINI / JOHN LUM

1. Sec 27-162. Yards between residential buildings.

(a) Yards between buildings shall be provided **at 15'** for single family detached, single family attached, single family semi-detached, two family and multi-family buildings, and hotels and motels.

(b) Calculation. Yard requirements for buildings or portions thereof containing dwelling or lodging units (as described in subsection (a) above) shall be based on horizontal length of walls and height. Distance between walls shall be at least the distance of the larger yard requirement (see Diagram 5-4).

(c) Definitions:

Front building yard means the yard adjacent to that wall of a building which contains the main exterior entrance to the lobby or to individual units (see Diagram 5-4).

Rear building yard means the yard adjacent to that wall of a building which is parallel to the front building wall or contains secondary exterior access.

Side building yards means all other yards that are not considered front or rear building yards.

(d) The minimum distance from walls to the building yard line shall be computed as follows:

Front and rear building yards:

$$D = 6 + 2(H/11) + L/10$$

Side building yards:

$$D = 2 + H/11 + L/10$$

Where D is depth of yard in feet, L is wall length in feet, and H is height in feet.

(e) Length of walls shall be measured as the horizontal distance from corner to corner of the building. Where walls in contiguous frontage are offset by angles or setbacks of six (6) feet or more, the length of each segment shall be measured separately. Where walls are of varying heights of one (1) story or more, each segment of varying height shall be measured separately. Length of walls of circular buildings shall be construed as the diameter of the building.

(f) Where buildings vary in height, the building yards shall be calculated based upon the portion of the building with the greatest height. Lower portions of buildings may extend into the yard required for upper portions.

2. Sec 27-156 (c) – Official schedule of district regulations. Table 4-2 Schedule of Area, Height, Bulk and Placement Regulations. Footnote #16

(c) *Schedule of area, height, bulk and placement regulations.* Except as specifically provided in other sections of this chapter, regulations governing the minimum lot area and width, required front, side and rear yards, floor area ratio, height of structures, area of signs and related matters shall be as shown in the schedule of area, height, bulk and placement regulations.

The M-AP districts, YC subdistricts, PD and PD-A districts, CBD subdistricts, and CD subdistricts are not shown in the following Table 4-2 , Schedule of Area, Height, Bulk and Placement Regulations. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

M-AP—Section 27-171

YC—Article III, Division 2, Subdivision 2

PD and PD-A—Article III, Division 3

CBD—Article III, Division 2, Subdivision 3

CD—Article III, Division 2, Subdivision 4

TABLE4-2

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

						Required Yards (ft.) ^{7, 13}			
						Rear			
District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Front ¹⁴	Side ^{15, 16}	Interior Lot/Corner Lot ⁸	Corner ⁸	Maximum FAR ¹⁷	Maximum Height (ft.) ¹
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35

RM-16	5,000	50	2,723	25	7	15/15	7	—	35
RM-18	5,000	50	2,420	25	7	15/15	7	—	35
RM-24	5,000	50	1,815	25	7	20	7	—	60 ²
RM-35	5,000	50	1,243	25	7	20	7	—	120 ³
RM-50	5,000	50	871	25	7	20	7	—	200 ³
RM-75	5,000	50	580	25	7	20	7	—	n/a ⁵
RO	5,000	50	— ⁷	25	7	20	15	—	35
RO-1	5,000	50	— ⁷	25	7	20	15	—	35
OP	10,000	60	— ⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	— ⁷	20	10	20	20	—	200 ³
CN	5,000	60	— ⁷	20	10	10	20	—	35
CG	10,000	75	— ⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	— ⁷	10	0	0	10	—	45 ⁶
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a ⁴
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	—	100 ¹¹

Table 4-2 Notes:

1. Except where lesser height is specified by Hillsborough County Authority regulations.
2. For each foot of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.
3. For each two (2) feet of building height over thirty (30) feet, the required front and corner yards shall be increased by one (1) foot, except that if the zoning lot is immediately adjacent to a residential zoning district, the rear and side yards shall also meet the setback noted above.
4. For each three (3) feet of building height above fifty (50) feet, the required yards shall be increased by one (1) foot.
5. For each four (4) feet of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.

6. Places of assembly in the CG & CI districts may exceed the maximum permitted height provided that for every one (1) foot of height above forty-five (45) feet, all required yards shall be increased by one (1) foot.
7. For the sole purpose of preserving specimen or grand tree(s), building height and yards applicable to the subject lot may be altered without a variance or alternative design exception, as follows:
 - a. Up to twenty-five (25) percent reduction for front and corner yards.
 - b. Up to one (1) foot reduction for side yard.
 - c. Up to forty (40) percent reduction for rear yard.
 - d. Up to ten (10) percent increase for building height.
8. The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of [section 27-283.5](#) are met. Alternative setbacks may be considered by the zoning administrator, or designee, for those structures that access alleys.
9. Public utility substations and structures in the U-C district shall be exempt from the minimum lot area requirements.
10. In the U-C district only, lot width shall be measured along the front property line.
11. For each foot of building height above thirty-five (35) feet, the required yards shall be increased by one (1) foot.
12. The required side yard setback in the CG district is reduced from 10 feet to 0 feet when the side property line abuts a non-residential zoning district.
13. [Section 27-284.3.3](#), buffers and screening may require additional setback for required buffer area.
14. The zoning administrator may approve a reduction or waiver of the required front yard or corner yard setback when the historical pattern of development on the subject block face is less than the current requirement. For properties in a National or Local Historic District or historic conservation overlay district, the zoning administrator shall consult with the appropriate historic district administrator to determine the appropriate front yard or corner yard setback for a parcel. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. At no time may the reduction or waiver exceed the average front setback of the two (2) adjacent properties. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. For the replacement of structures on properties located in a National or Local Historic District or historic conservation overlay district, the zoning administrator, after consultation with the appropriate historic district administrator, may approve a reduction or waiver of the required yard setbacks for a principal or accessory structure when such structures are being placed on the subject lot in conformity with the historical and precedent patterns of building setbacks for other similarly situated properties, and only when such replacement structures are being placed on the same building footprint and retain the same residential density or commercial intensity as the original structures.

15. RS-50 and RS-60 side yard setbacks may be altered without a variance for the sole purpose of off-setting the parking area when no garage or carport is provided within the front face of the structure, subject to the following requirements: (i) both side yards combined shall equal fourteen (14) feet; and, (ii) no one (1) side shall be reduced to less than five (5) feet. Additionally, any yard reduced to less than six (6) feet by this provision shall not be permitted to apply for an administrative variance.
16. Allow ~~reduction to~~ five-foot side yard, only when not adjacent to single-family use.
17. Refer to the Tampa Comprehensive Plan for maximum floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to [section 27-140](#) for applicable methodology and criteria.
N/A. Not applicable.

3. Sec 27-156 – Official schedule of district regulations. Table 4-1 Schedule of Permitted, Accessory, and Special Uses by District.

(b) *Schedule of permitted uses by district.* Except as specifically provided in this chapter, regulations governing the use of land and structures within the various districts in the city shall be as shown in the schedule of permitted uses by district.

The M-AP districts, YC subdistricts, PD and PD-A districts, TQD district, CBD subdistricts and CD subdistricts are not shown in the following Table [4-1](#), Schedule of Permitted Uses by District. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

M-AP—Section [27-171](#)

YC—Article III, Division 2, Subdivision 2

PD and PD-A—Article III, Division 3

TQD—Article III, Division 3

CBD—Article III, Division 2, Subdivision 3

CD—Article III, Division 2, Subdivision 4

The use of land or structures that are not expressly listed in the schedule of permitted uses by district as permitted principal uses or permitted accessory uses are prohibited uses and shall not be established in that district.

Uses listed as permitted special uses may be established in that district only after approval of an application for a special use permit in accordance with the procedures and requirements in Article II, Division 5.

TABLE 4-1

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*

*Legend:						
X—Permitted principal use						
S1—Special use—Zoning administrator review						
S2—Special use—City council review						
A—Permitted accessory use						
Blank—Prohibited use						
Uses	OP-1¹⁵	CN²⁶	CG	CI	IG	IH
Restaurant	X	X	X	X	X	X
Restaurant, drive-in	S1		S2	S1	X	X
Retail sales, gasoline	X	S1	X	X	X	X
Storage, open ²			A ²	A ²	X	X

Notes:

- 1 See section 27-290 for accessory structure requirements.
- 2 See section 27-282.12 for buffering requirements for open storage. Open storage permitted as an accessory use for restaurant and gasoline retail sales uses only, and shall meet the supplemental regulations set forth in 27-282.12.
- 3 In the RS and RM zoning districts, congregate living facilities of six (6) or fewer residents may not locate within a one-thousand-foot radius of each other.
- 4 See section 27-282.8 Single-Family, semi-detached design standards., and section 27-282.11 Townhouse lot regulations.
- 5 See section 27-282.9 Single-family attached design standards., and section 27-282.11 Townhouse lot regulations.
- 6 The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environmental regulations, and parking requirements.
- 7 See section 27-283.13(b) for special event parking regulations.
- 8 See section 27-283.13(a) for interim parking regulations.
- 9 Off-street parking is a permitted accessory use in this zoning district only in those instances when the criteria set forth in section 27-283.13(d) have been satisfied.
- 10 See section 27-282.17 for regulations applicable to temporary film production. Additionally, the section 271-30 buffer requirements shall not apply to this use.
- 11 See section 27-282.15 for specific criteria related to crematoriums as accessory uses.
- 12 See section 27-282.14 for supplemental regulations related to crematoriums as principal uses.
- 13 Temporary vendor sales may be considered for permit on parcels that are zoned or used for non-residential sales subject to section 27-132 criteria.
- 14 Refer to Articles II, Division 5 Special Use Permits and IX Alcoholic Beverages for applicable provisions.
- 15 Proposed single-use developments, excluding those within and subject to the Westshore Overlay District, shall comply with the yard (setbacks and/or build-to lines) and height standards set forth for the CG zoning district, for the following uses: Catering Shop; Craft Distillery; Dry-cleaning Plant, small; Kennel, small; Printing, light; Restaurant, Drive-in; Retail Bakery; all Retail Sales types; Truck/trailer rental; Veterinary Office; Wine production, customized.
- 16 Refer to section 27-282.29 for supplemental regulations related to this use. Any request to reduce distance requirements set forth in this section, shall be processed as a special use-2 permit (refer to article II, division 5). Requirements of this section shall serve as supplemental special use criteria (refer to section 27132). Dispensaries in the IG and IH zoning districts may only be an accessory use to a medical marijuana processing facility.
- 17 The accessory dwelling unit use is limited to the area of the City North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue.
- 18 Refer to Articles II, Division 5 Special Use Permits and IX Alcoholic Beverages for applicable provisions. Requests may process as an administrative special use permit (S-1) only when

sales meet the specific use standards in section 27-132. If any waivers are needed, the request shall process as an (S-2).

19 Requests for Public Golf Course with alcoholic beverage sales shall adhere to the definition of "Alcoholic beverage classification: Beer, wine, liquor; Public Golf Course" contained in section 27-43.

20 Development sites (zoning lots) for these production limits must contain at least two (2) acres of land.

21 Development sites (zoning lots) for medical marijuana processing facilities in the IG zoning district must contain at least twenty thousand (20,000) square feet.

The aggregate floor area for processing facilities on a zoning lot shall not exceed one hundred thousand (100,000) square feet.

22 Reserved.

23 Refer to section 27-282.21 for supplemental regulations related to this use.

24 Refer to section 27-282.22 for supplemental regulations related to this use.

25 Refer to section 27-282.20 for supplemental regulations related to this use.

26 Refer to section 27-164 for supplemental regulations.

27 Refer to section 27-282.24 for applicable provisions.

28 Refer to section 27-282.25 for applicable provisions.

29 Refer to section 27-285.26 for applicable provisions.

30 Refer to section 27-282.28 for applicable provisions.

4. Division 7 Miscellaneous Standards, Sec 27-290.3 – Swimming pools.

Sec. 27-290.3. - Swimming pools.

Swimming pools, both aboveground and below ground, are permitted as accessory structures to residential or nonresidential structures, provided that the following requirements are met. Similar structures such as spas shall also meet these requirements.

- (1) *Location.* Swimming pools may be located within side or rear yards, but shall not be allowed in front or corner yards, as follows:
 - a. In-ground (pool deck and water level designed to be at or within twelve (12) inches of the finished **grade floor**) swimming pools shall be located a minimum of five (5) feet from any side or rear lot line and no closer to the corner lot line than the corner yard setback, established in [section 27-156](#) Table 4-2 , for the underlying zoning district as measured from the water's edge.
 - b. Above-ground pools or pools designed within a retaining wall or having an elevated deck (over twelve (12) inches above finish grade) must meet the required setbacks for principal structures as established in the underlying zoning district. The setback is measured from the property line to the edge of the pool, elevated deck or retaining wall which ever is closer to the property line.
 - c. Pools (pool deck and water level designed to be at or within thirty-six (36) inches of the finished grade) may be located in rear yards of waterfront lots and shall be setback a minimum of five (5) feet from the rear property line, mean high water line, or seawall, which ever is more restrictive, as measured from the water's edge of the pool.
 - d. Hot tubs and associated decks (deck and water level designed to be at or within thirty-six (36) inches of the finished grade) shall be setback a minimum of three (3) feet from the side and rear property line, however, shall be limited to four hundred (400) total square feet in area.
- (2) *Required pool enclosures.* All swimming pools and spas for all uses shall be enclosed with a fence, barrier, or screen enclosure that complies with all local, state, and federal regulations. The use of self-latching gates or similar locking/security mechanism shall also be required. The utilization of fencing to enclose the pool or spa must also comply with [section 27-290.1](#), Fence and wall regulations. A screened cage may be installed instead of or in addition to a fence or wall, provided the screen cage meets the protection requirements cited herein and meets the dimensional requirements set forth in [section 27-290.5](#), Screen enclosures.
- (3) *Pool equipment and accessory structures.* Pool equipment and accessory structures, such as cabanas and pool houses, shall be permitted in compliance with the regulations described in [section 27-290](#), Accessory structures, except that pool equipment is not required to have a ten-foot separation from the principal structure. Accessory structures may be connected to the principal structure by a screen enclosure provided the required separation between the principal and accessory structure is met.

5. Sec 27-156 Official schedule of district regulations. Table 4-2 Schedule of Area, Height, Bulk and Placement Regulations.

(c) *Schedule of area, height, bulk and placement regulations.* Except as specifically provided in other sections of this chapter, regulations governing the minimum lot area and width, required front, side and rear yards, floor area ratio, height of structures, area of signs and related matters shall be as shown in the schedule of area, height, bulk and placement regulations.

The M-AP districts, YC subdistricts, PD and PD-A districts, CBD subdistricts, and CD subdistricts are not shown in the following Table 4-2 , Schedule of Area, Height, Bulk and Placement Regulations. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

M-AP—Section 27-171

YC—Article III, Division 2, Subdivision 2

PD and PD-A—Article III, Division 3

CBD—Article III, Division 2, Subdivision 3

CD—Article III, Division 2, Subdivision 4

TABLE4-2
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Front ¹⁴	Side ^{15, 16}	Required Yards (ft.) ^{7, 13}		Maximum FAR ¹⁷	Maximum Height (ft.) ¹
						Interior Lot/Corner Lot ⁸	Corner ⁸		
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35
RM-16	5,000	50	2,723	25	7	15/15	7	—	35
RM-18	5,000	50	2,420	25	7	15/15	7	—	35

RM-24	5,000	50	1,815	25	7	20	7	—	60 ²
RM-35	5,000	50	1,243	25	7	20	7	—	120 ³
RM-50	5,000	50	871	25	7	20	7	—	200 ³
RM-75	5,000	50	580	25	7	20	7	—	n/a ⁵
RO	5,000	50	— ⁷	25	7	20	15	—	35
RO-1	5,000	50	— ⁷	25	7	20	15	—	35
OP	10,000	60	— ⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	— ⁷	20	10	20	20	—	200 ³
CN	5,000	60	— ⁷	20	10	10	20	—	35
CG	10,000	75	— ⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	— ⁷	10	0	0	10	—	45 ⁶
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a ⁴
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	—	100 ¹¹

Table 4-2 Notes:

1. Except where lesser height is specified by Hillsborough County Authority regulations.
2. For each foot of building height above **thirty-five (3035)** feet, the required yards shall be increased by one (1) foot.
3. For each two (2) feet of building height over thirty (30) feet, the required front and corner yards shall be increased by one (1) foot, except that if the zoning lot is immediately adjacent to a residential zoning district, the rear and side yards shall also meet the setback noted above.
4. For each three (3) feet of building height above fifty (50) feet, the required yards shall be increased by one (1) foot.
5. For each four (4) feet of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.
6. Places of assembly in the CG & CI districts may exceed the maximum permitted height provided that for every one (1) foot of height above forty-five (45) feet, all required yards shall be increased by one (1) foot.
7. For the sole purpose of preserving specimen or grand tree(s), building height and yards applicable to the subject lot may be altered without a variance or alternative design exception, as follows:

- a. Up to twenty-five (25) percent reduction for front and corner yards.
 - b. Up to one (1) foot reduction for side yard.
 - c. Up to forty (40) percent reduction for rear yard.
 - d. Up to ten (10) percent increase for building height.
8. The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of section 27-283.5 are met. Alternative setbacks may be considered by the zoning administrator, or designee, for those structures that access alleys.
 9. Public utility substations and structures in the U-C district shall be exempt from the minimum lot area requirements.
 10. In the U-C district only, lot width shall be measured along the front property line.
 11. For each foot of building height above thirty-five (35) feet, the required yards shall be increased by one (1) foot.
 12. The required side yard setback in the CG district is reduced from 10 feet to 0 feet when the side property line abuts a non-residential zoning district.
 13. Section 27-284.3.3, buffers and screening may require additional setback for required buffer area.
 14. The zoning administrator may approve a reduction or waiver of the required front yard or corner yard setback when the historical pattern of development on the subject block face is less than the current requirement. For properties in a National or Local Historic District or historic conservation overlay district, the zoning administrator shall consult with the appropriate historic district administrator to determine the appropriate front yard or corner yard setback for a parcel. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. At no time may the reduction or waiver exceed the average front setback of the two (2) adjacent properties. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. For the replacement of structures on properties located in a National or Local Historic District or historic conservation overlay district, the zoning administrator, after consultation with the appropriate historic district administrator, may approve a reduction or waiver of the required yard setbacks for a principal or accessory structure when such structures are being placed on the subject lot in conformity with the historical and precedent patterns of building setbacks for other similarly situated properties, and only when such replacement structures are being placed on the same building footprint and retain the same residential density or commercial intensity as the original structures.
 15. RS-50 and RS-60 side yard setbacks may be altered without a variance for the sole purpose of off-setting the parking area when no garage or carport is provided within the front face of the structure, subject to the following requirements: (i) both side yards combined shall equal fourteen (14) feet; and, (ii) no one (1) side shall be reduced to less than five (5) feet. Additionally, any yard reduced to less than six (6) feet by this provision shall not be permitted to apply for an administrative variance.
 16. Allow reduction to five-foot side yard, only when ~~not~~ adjacent to single-family use.

17. Refer to the Tampa Comprehensive Plan for maximum floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to section 27-140 for applicable methodology and criteria.

N/A. Not applicable.

6. Sec 27-283.7. – Number of off-street parking spaces.

The number of off-street parking spaces shall be as set forth in PKG Table 1. Provided, however, the number of required off-street parking spaces for property in the central business district shall be as set forth in Article III, Division 2, Subdivision 3, section 27-187. Provided further, the number of required off-street parking spaces for property in the Channel District shall be as set forth in Article III, Division 2, Subdivision 4, section 27-200.

**PKG TABLE 1
TABLE OF REQUIRED PARKING SPACES**

Use	Spaces	Per Unit
(1) Commercial/retail uses:		
a. Adult uses	0.3	seat
	plus 3.3	1,000 sq. ft. GFA
b. Appliance and equipment repair	5.0	1,000 sq. ft. GFA
c. Bank:		
Walk-in	4.0	1,000 sq. ft. GFA
Drive-in	plus queuing spaces	Transportation Division standards
d. Bar, lounge, bottle club	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
e. Blood donor center	2.0 minimum plus 1.0	Employee
f. Carwash	0.8	Employee
g. Catering shop/retail bakery/commercial kitchen	1.0	Employee
	plus 1.0	delivery vehicle/food truck
	plus 2.0	1,000 sq. ft. GFA
g. Dance studio	3.5	1,000 sq. ft. GVA
h. Dry-cleaning plant	1.0	employee on largest shift
	plus 0.5	vehicle operated by business
	plus 2.0	1,000 sq. ft. GFA

i.	Home occupation	2.0	dwelling unit
j.	Kennel	1.0	Employee
		plus 0.1	each animal holding area
k.	Marina - boat and watercraft storage	0.5	slip or berth
l.	Marina sales and repair	1.0	Employee
		plus 2.0	1,000 sq. ft. GFA
m.	Medical marijuana dispensary	3.0	1,000 sq. ft. GFA
		plus 1	Each delivery vehicle operated by the dispensary
n.	Personal services	8.0	1,000 sq. ft. GFA
o.	Pharmacy	3.0	1,000 sq. ft. GFA
p.	Printing	1.0	employee on largest shift
q.	Radio/TV studio	1.0	employee on largest shift
r.	Recreation, commercial and private	5.0	1,000 sq. ft. GFA
s.	Retail:		
	Bakery	—	see (1)g. above
	Department store (freestanding)	3.0	1,000 sq. ft. GFA
	Furniture	1.0	1,000 sq. ft. GFA
	Grocery	4.0	1,000 sq. ft. GFA
	Regional mall	4.0	1,000 sq. ft. GFA
	Specialty shops	1.1	1,000 sq. ft. GFA
	Strip shopping center	4.0	1,000 sq. ft. GFA
	All other retail	4.0	1,000 sq. ft. GFA
t.	Restaurant:		
	Walk-in	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
	Drive-in	plus queuing	Transportation Division standards
u.	Service station	5.0	1,000 sq. ft. GFA
v.	Temporary help agency	2.0 minimum	

		plus 1.0	Employee
	w. Theatre	0.3	Seat
	x. Vehicle repair	2.0	repair bay
		plus 1.0	Employee
	y. Vehicle sales and leasing	2.0	1,000 sq. ft. GFA
(2)	Industrial/warehouse uses:		
	a. Junkyard/landfill	1.0	Employee
	b. Maintenance or storage facility	1.0	employee on largest shift
	c. Manufacturing, light and heavy	0.6	employee on largest shift
	d. Medical Marijuana processing facility	0.6	Employee on largest shift
	e. Radio/TV transmitter site, utility transmission site	1.0	employee on largest shift
	f. Research activity	1.4	Employee
	g. Transportation service facility	7.0	1,000 sq. ft. of waiting area
		plus 0.45	Employee
	h. Warehouse and wholesale trade	0.6	employee on largest shift
	i. Warehouse, mini	1.0	employee on largest shift
		plus 1.0	each 20 storage units
	j. Vermin control	2.0	1,000 sq. ft. GFA
		plus 0.33	employee on largest shift
	k. Material recovery facility	1	1,000 sq. ft. GFA
		plus 1	each vehicle operated by the facility
(3)	Interment uses:		
	a. Cemetery	1.0	Employee
	b. Funeral parlor or crematorium	0.25 plus 0.33	seat of chapel capacity employee
(4)	Medical uses:		
	a. Clinic	7.0	1,000 sq. ft. GFA
	b. Hospitals and associated uses	1.2	Bed

	c. Nursing, convalescent and extended care facilities	0.35	Bed
	d. Medical, dental, eye, veterinary and other health-related uses	6.0	1,000 sq. ft. GFA
(5) Office uses:			
	a. Business and professional	3.3	1,000 sq. ft. GFA
	b. Research activity	1.4	Employee
(6) Public or nonprofit uses:			
	a. Airports, heliports, helistops:		
	1. Local	1.0	aircraft tiedown
		plus 1.0	aircraft storage
		plus 1.0	aircraft maintenance area
	2. International		as determined by site specific study
	b. Place of religious assembly	0.3	Seat
	c. Club	3.3	1,000 sq. ft. GFA
	d. Place of assembly	0.3	Seat
	e. Public cultural facility	2.0	1,000 sq. ft. GFA
	f. Public service facility	1.0	Employee
	g. Public use facility	3.3	1,000 sq. ft. GFA
	h. Temporary special events	0.25	Participant/attendee (including event workers/volunteers) ²
	i. Community garden, private ¹	1	10 individual garden plots/beds
(7) Residential uses:			
	a. Bed and breakfast	1.25	lodging unit
	b. Congregate living facility (all except large group care facility)	2.0	dwelling unit
	c. Fraternity, sorority	3.0	1,000 sq. ft. GFA
	d. Hotels, motels and roominghouses	1.0 plus 0.5	room employee
	e. Larger group care facility	1.0	employee on largest shift

		0.17	Tenant
f.	Multiple-family dwelling	1.0	Efficiency
		1.5	1—2 bedrooms
		2.0	3 or more bedrooms
g.	Professional residential facility:		
	1. Recovery home	1.0	employee on largest shift
	2. Residential treatment facility	1.0	employee on largest shift
		plus 1.0	each vehicle operated by the facility
	3. Life care treatment facility	1.0	employee on largest shift
		plus 0.17	Tenant
h.	Single- or two-family dwelling and private pleasure craft used as a residence (house boat)	2.0	dwelling unit
i.	Visitor parking (for single family attached, semi-detached, multi-family townhouse-style, and multi-family)"	0.25	spaces/unit
j.	Senior housing (project for persons fifty-five (55) years or older that qualifies for HUD assistance)	1	space/unit
(8) School uses:			
a.	Colleges	0.5	Student
b.	Day care and nursery facilities	1.0	Employee
		plus 1.0	each vehicle operated by the facility plus parking and/or loading Transportation Division standards
c.	Elementary/junior high school	1.6	Classroom
d.	Senior high	.19	Student
e.	Business, trade or vocational school	.5	Student
		plus 1.0	staff member

Notes:

1. Off-street parking is not required for gardens in the YC-, CBD-, and CD-districts.
2. Subject to [section 27-282.16\(c\)](#), the following provisions may be used in any combination:
 - i. Up to 20% of required parking may be off-set with the installation of bicycle racks/corral, at a rate of 1 vehicle stall = 2 bicycle slots (in racks). One (1) bicycle slot = 2' × 6' (corral);
 - ii. Up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' × 8'. Motorcycle spaces are counted on a 1:1 with automobile parking spaces;
 - iii. Up to 30% of the required parking spaces attributed to attendees (not event workers), may be off-set through the use of alternative transportation modes, subject to [section 27-282.16\(3\)](#);
 - iv. Up to 100% of the required spaces attributed to event workers/volunteers may be provided off-site with a detailed description of method(s) for transport, for such persons, to and from the site;
 - v. Up to 100% of the required spaces attributed to any on-site residents attending the event, may be accounted for using existing, on-site resident's parking, or may be provided off-site, with a detailed description of method(s) for transport, for such person, to and from the site.

7. Section 27-282.10 Multi-family townhouse-style design standards.

- (a) Purpose. While infill development is encouraged, to make optimal use of the public facilities, the design of the development shall be consistent with the general site planning of the surrounding neighborhood.
- (b) Applicability. The provisions of this section apply to all proposed development of multi-family townhouse-style dwelling units.
- (c) Design requirements.
 - (1) The ground floor entrances (front doors) to the dwelling units shall face a street right-of-way, **(not including alleys), rather than the ~~and~~** side or corner lot lines. Entrances may face interior courts, plazas, or similar design element, with the approval of an alternative design by the zoning administrator.
 - (2) A minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit.
- (d) Enforcement. At the time of building permit application, the applicant shall demonstrate, in a form acceptable to the zoning administrator, whether or not this section is applicable to the proposed development. Further, the applicant shall demonstrate on a site plan submitted with the building permit that the design requirements have been met.

8. Section 27-240. East Tampa Overlay District Design Standards.

Section 27-240(e) *Density and setback.*

(1) *Residential.*

- a. *Density:* Any residential lot of record, existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be a conforming lot and may be developed for any use permitted in the underlying zoning district. The proposed development may not exceed the maximum density allowed by the adopted City of Tampa Comprehensive Plan.
- b. *Setbacks:* All structures must meet all land development regulations with the exception of the yard setback requirements set forth below. The following yard setback requirements shall apply within this overlay district:

Front:	20'
Side:	5'
Rear:	15'
Corner:	5', except garage or carport openings which must maintain a minimum setback of 15'.

- c. *Front yard setbacks:* Front yard setbacks shall be 20' or as determined by block averaging, whichever is less. Variances may be given by the zoning administrator when the precedent pattern of development on the subject and immediately adjacent blocks is less than the current setback requirement.
- d. *Orientation:* The building fronts of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined as defined in [section 27-161](#). Consideration may be given by the zoning administrator for an alternate orientation when building front orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation shall be in character with that pattern.
- e. *Garages, carports, vehicle storage areas:* The structural edge of the vehicular entrance to the garage, carport, or other vehicular storage area, when oriented to the front yard, shall be constructed no closer to the street than the front wall of the principal structure.
- f. *Parking:* No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance.

All other development standards of the underlying zoning district must be met.

- g. *Building design:* Unpainted or unfinished block building walls, fences, or other walls are prohibited. All sides and elevations of buildings, walls, or block fences visible from public right-of-way or an adjacent parcel must be architecturally finished and maintained with congruous materials, such as brick, stucco, or textured concrete masonry units. For residential structures, paint over non-textured block shall not be considered architecturally finished.

Section 27-241. West Tampa Overlay District Development Design Standards.

Section 247-241 (2) (c) *Residential Properties.*

(2) *Residential properties*

c. *Site and building standards.*

1. *Orientation.* The building fronts of all new principle structures shall be oriented towards the front yard of the zoning lot. Front yards are defined in Chapter 27, City of Tampa Code of Ordinances. Consideration may be given by the zoning administrator for an alternate orientation when front yard orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation is keeping in character with that pattern. (Newly created zoning lots shall have their front, rear, side and corner yard orientations follow the precedent pattern of development on the subject and immediately adjacent blocks)

The front façade of any residential structure, as viewed from the public right(s)-of-way, must contain at least one (1) window at a pedestrian level.

2. *Density and setbacks.* Setback dimensions shall be determined as described below. However, the zoning administrator may review and approve setback reductions when the precedent pattern of development on the subject and immediately adjacent blocks is less than the current requirement. It will be the responsibility of the party requesting the reduction to provide a survey, or other suitable documentation (such as Sanborn Maps or other historical records), which verifies the existing or historical setbacks on the adjacent and/or subject properties. The following yard setback requirements shall apply within the West Tampa Overlay District:

Side yard: Five (5) feet.

Rear yard: Fifteen (15) feet for the main structure, six (6) feet for a garage or carport structure, including entrance (when garage or carport is accessed via the rear alley).

Corner yard: Five (5) feet, except garage or carport openings, which must maintain a minimum setback of fifteen (15) feet.

Front yards: Twenty (20) feet or as shall be determined by block averaging, whichever is less.

A variance to the above setbacks will be reviewed and may be granted by the zoning administrator if the owner or developer can show through historic maps that their setback dimensions are consistent with the historic nature of the property and are in compliance with all building, fire and life safety codes.

3. *Carports:* One-story, unenclosed carports constructed as part of the principal structure may be placed within three feet of side yard property line, if in compliance with all life safety codes.
4. *Fencing:* The erection of chain link fencing within the front yards is prohibited. New construction and replacement of chain link fencing shall be prohibited. However where there is an existing chain link fence it shall be permitted and any repairs to that existing chain link fence may also be permitted as long as it is in good standard.
5. *Alley access:* If an existing lot is adjacent to an open and used public alley, vehicular access to the site may be provided from the alley as the primary, vehicular access point provided it meets minimum standards referenced in [27-283.12](#), Off-street parking space standards. For subdivided, condominiums or multi-family development, where units are designed with principal entrance orientation toward the alley, there must be provided pedestrian access to the street right(s)-of-way, to and from each unit on the zoning lot.
6. *Roof pitch:* Minimum roof pitch for new residential structures shall be a minimum for porches of 4:12 or houses 6:12 (Ratio of Rise to Run). Flat roofs with parapet walls shall be permitted when precedent on the subject and immediately adjacent blocks. Roof pitches for additions to principal structures shall match the pitch of the existing roof.
7. *Floor height:* The intent of requiring an elevated finish floor for residential development is to encourage compatible design with the historic housing styles which are characteristic of the West Tampa community. The finished floor height of all new single detached, single-family semi detached, single-family attached and multi-family residential structures shall be a minimum of twenty-four (24) inches above the finish grade, measured along all sides of the structure. The finished grade shall not be the result of trenching or regrading around the structure for the purpose of satisfying this requirement and the site must meet all applicable stormwater requirements. The zoning administrator may consider a front yard

encroachment for stairs reaching a height greater than thirty-six (36) inches above finished grade, that provide access to a front porch or front entry, where it is clearly demonstrated that the natural topography of a site, in combination with the minimum finished floor and front setback average requirements, as stated in this section, causes a design conflict.

8. *Parking:* Off-street parking requirements as stated in Article VI, Division 3, Off-Street Parking and Loading shall be met, except as follows:

- i. For property within the West Tampa National Historic District, a residential dwelling shall be required one (1) off-street parking space per unit.
- ii. For single-family detached dwellings, the vehicular entrance to an enclosed garage must be setback a minimum eight (8) feet greater from the front façade of the building.
- iii. For two-dwelling, single-family semi-detached, single-family attached and multi-family residential uses, the following standards shall apply:
 - ia. On site common surface parking area shall be located in the rear or side yard of the property. Crime prevention through environmental design (CPTED) techniques shall be incorporated in the design of all parking areas (i.e. visibility, access, and security).
 - ib. An alternative parking placement may be considered by the zoning administrator (and/or his or her designee) if consistent with the purpose and intent described of this section. Alternative parking layouts must provide increased landscape buffering (e.g., one (1) tree for every twenty (20) feet of vehicular use area (VUA) abutting the public right(s)-of-way and a screen consistent with [section 27-285](#) Vehicular Use Areas, with the exception that planting be done at thirty (30) inches on center), an increase pedestrian amenities (e.g., street furniture, decorative paver blocks, planters, etc.).
 - ic. The façade of freestanding multi-family parking structures fronting public right(s)-of-way and in a commercial zoning district must comply with [section 27-241\(f\)\(1\)d.2.](#) above or be designed so residential units front the public right(s)-of-way.
 - id. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curbcuts, subject to [section 22-315](#), Same-Number permitted.
 - ie. The vehicular entrance to an enclosed garage for single-family semi-detached or attached dwelling unit must be setback a minimum two (2)

feet greater from the front façade of the building. When parking is provided from the front, a minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit. [Section 27-282.9\(c\)\(2\)](#) shall not apply within the West Tampa Overlay District. Structures shall not be designed with a two-car (side by side) garage where access to the garage is on the front façade of the structure.

- iv. For all residential uses, no driveway shall be constructed from the road to the front yard face of any single-family attached, semi detached or detached structure unless providing vehicular access to an attached carport or garage and no driveway shall be constructed from the road to the front yard face of any single-family use structure with a lot width dimension of thirty-three (33) feet or less where there is a non-vacated alleyway, unless providing vehicular access to an attached carport where there is a non-vacated alleyway.

9. *Accessory structure*: The maximum height and separation from single family residential structures and detached garages or other accessory structures shall be governed by the underlying zoning district.

- i. However, if it can be shown that two (2) story accessory structures are a precedent characteristic of the subject block and immediately adjacent blocks within the district, the zoning administrator may approve a higher height limit. In no case may the height exceed that of the existing principal structures.
- ii. The zoning administrator may also reduce the separation requirement between accessory structures and principal structures when it is demonstrated that it is the precedent characteristic of the subject block and immediately adjacent blocks within the district.

(f) *Encroachments*. Encroachments into the public right(s)-of-way for awnings, awning signs, architectural features, streetscape features, or street furniture may be authorized after an administrative review by the planning and development department.

A separate encroachment application for awnings or architectural features may not be required provided the projections comply with the criteria listed in [section 27-204](#), Development design standards.

(g) *Transit stops*. Development within the West Tampa Overlay District shall be designed to maximize the efficiency of mass transit. The developer shall coordinate with the City of Tampa and the Hillsborough Area Regional Transit (HART line) system to determine if the site warrants transit stop improvements such as easement dedication and transit shelters. These improvements may be considered for

justification for the reduction of up to twenty (20) percent of the required parking spaces.

- (h) *Curb cuts/access management.* Requests for additional curb cuts, for existing development, will only be considered in instances of public safety issues. In cases where such a curb cut is approved, the petitioner shall be solely responsible for any off-site or site specific improvements which are necessary to facilitate the design of the driveway or curb cut, including but not limited to signalization, turn lanes, and acceleration/deceleration lanes. These transportation improvements are in no instance creditable against any applicable multi-modal transportation impact fees.