

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO A PRIVATELY INITIATED TEXT AMENDMENT, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT)**; AMENDING SECTION 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; AMENDING SECTION 27-162, YARDS BETWEEN RESIDENTIAL BUILDINGS; AMENDING SECTION 27-282.10, MULTI-FAMILY TOWNHOUSE-STYLE DESIGN STANDARDS; AMENDING SECTION 27-283.7, NUMBER OF OFF-STREET PARKING SPACES; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 27-151, City of Tampa Land Development Code, provides that text amendment requests for Chapter 27 (Zoning and Land Development) may be made by City Council, any city department, any public or quasi-public agency, or any member of the public during amendment cycles which fall on January 15 and July 15 of each calendar year; and

WHEREAS, during the July 15, 2020 amendment cycle, a member of the public filed a request for amendments to Chapter 27; and

WHEREAS, the Hillsborough County City-County Planning Commission conducted a public hearing on the proposed amendments and made a finding that they are consistent with the Imagine 2040: Tampa Comprehensive Plan; and

WHEREAS, the City Council of the City of Tampa has determined that the proposed amendments promote and protect the general health, safety and welfare of the residents of the City of Tampa; and

WHEREAS, duly noticed public hearings as required by law were held by the City Council of the City of Tampa, at which public hearings all residents and interested persons were given an opportunity to be heard.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. RECITALS. The Recitals set forth above are hereby adopted and incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. That **“Sec. 27-156. Official schedule of district regulations.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-156. Official schedule of district 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, CD subdistricts, SH subdistricts, and NMU 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—Article III, Division 2, Subdivision 1

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

SH—Article III, Division 2, Subdivision 5

NMU—Article III, Division 2, Subdivision 6

TABLE 4-2

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) ¹³				Maximum FAR ¹⁷	Maximum Height (ft.) ¹
				Front ¹⁴	Side ^{15, 16}	Rear Interior Lot/Corner ⁸	Corner		
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

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District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) ¹³				Maximum FAR ¹⁷	Maximum Height (ft.) ¹
				Front ¹⁴	Side ^{15, 16}	Rear Interior Lot/Corner Lot ⁸	Corner		
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	¹⁷	25	7	20	15	—	35
RO-1	5,000	50	¹⁷	25	7	20	15	—	35
OP	10,000	60	¹⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	¹⁷	20	10	20	20	—	200 ³
CN	5,000	60	¹⁷	20	10	10	20	—	35
CG	10,000	75	¹⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	¹⁷	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:

...2. For each foot of building height above thirty-five (3035) feet, the required yards shall be increased by one (1) foot. ...”

Section 3. That “**Sec. 27-162. Yards between residential buildings.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

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

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~~

1 horizontal length of walls and height. Distance between walls shall be at least the
2 distance of the larger yard requirement (see Diagram 5-4).

3 (c) — Definitions.

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

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

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

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

13 ~~Front and rear building yards:~~

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

15 ~~Side building yards:~~

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

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

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

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

29 **Section 4.** That **“Sec. 27-282.10. Multi-family townhouse-style**
30 **design standards.”** is hereby amended by adding the underlined language
31 and deleting the stricken language as follows:

32 **“Sec. 27-282.10. Multi-family townhouse-style design standards.**

33 (a) *Purpose.* While infill development is encouraged, to make optimal use of the
34 public facilities, the design of the development shall be consistent with the general
35 site planning of the surrounding neighborhood.

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- (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 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."

Section 5. That **"Sec. 27-283.7. Number of off-street parking spaces."** is hereby amended by adding the underlined language and deleting the stricken language as follows:

"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

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	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

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			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

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		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

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			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:		

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	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

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			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	1	space/unit

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	(55 years or older that qualifies for HUD assistance)		
(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

..."

Section 6. That the proper officers and employees of the City are hereby authorized to do all things necessary and proper to carry out the provisions of this Ordinance.

Section 7. CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 8 SEVERABILITY. Should a court of competent jurisdiction declare any part of this Ordinance invalid, the remaining parts hereof shall be severed and remain in effect and shall not be affected by such determination as to the invalid part.

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Section 9. EFFECTIVE DATE. This Ordinance shall become effective immediately upon becoming a law.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON _____.

CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

ATTEST:

CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON _____

Jane Castor, MAYOR

PREPARED AND APPROVED
AS TO LEGAL SUFFICIENCY BY:

/es/ Cate Wells, Chief Assistant City Attorney