

ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO THE WEST TAMPA OVERLAY DISTRICT DEVELOPMENT DESIGN STANDARDS**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-241, WEST TAMPA OVERLAY DISTRICT DEVELOPMENT DESIGN STANDARDS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Development & Growth Management Coordinator and the Legal Department initiated the following procedural amendment to Chapter 27, Code of Ordinances; and

WHEREAS, the City Council of the City of Tampa has determined that the following amendment promotes and protects the general health, safety and welfare of the residents of the City of Tampa; and

WHEREAS, a duly noticed public hearing as required by law was held by the City Council of the City of Tampa, at which public hearing 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. That “**Sec. 27-241. West Tampa Overlay District Development Design Standards.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-241. West Tampa Overlay District Development Design Standards.

...(b) *Purpose and intent.* The purpose of the overlay district is to insure that all types of new in fill development and major ~~additions~~ renovations thereto are compatible in building and structural orientation, design elements, height, lot dimensional requirements, public safety, and other site spacial relationships precedent within the area. The City of Tampa supports a crime prevention through environmental design (CPTED) philosophy as a way to reduce crime, improve neighborhood and business environments and improve the quality of life of its citizens and has incorporated CPTED principles throughout the regulatory review process. The various regulatory elements of the overlay district are used during the site plan review process. Their purpose is to provide an aesthetic framework for design to

1 encourage development that creates a sense of interest, promotes a physically
2 attractive and functionally integrated environment and compatibility with
3 pedestrian access.

4 ...*(d) Review procedures.*

5 ...*(2) Pre-application conference. It is strongly recommended that aAny
6 property owner or agent thereof required to obtain site plan and/or design
7 approval, ~~should~~ schedule a courtesy review with Department ~~and~~
8 ~~development coordination~~ staff prior to the submission of any application
9 for design approval. Final compliance with all site design, building design
10 and sign standards will be determined during residential or commercial
11 plan review.*

12 *(e) General building standards.*

13 *(1) Commercial properties.*

14 ...*b. Submission requirements.*

15 1. *Site plan.* ~~Six (6) folded copies of a~~ site plan submission must
16 conforming to the requirements listed below and must be
17 submitted as a part of the commercial site review
18 application.

19 ...*2. Landscape plan.* All sites within the boundaries of the West
20 Tampa Overlay District shall comply with the tree, site
21 clearing, and landscaping requirements set forth in ~~Chapter~~
22 ~~13 and~~ Chapter 27, Article VI, Division 4 City of Tampa
23 Code of Ordinances, and be consistent with the "West Tampa
24 Overlay District Illustrated Design Standards." The
25 landscape plan shall be incorporated as part of the overall
26 site plan submittal, and shall comply with the following:

27 ...*ii.* Landscape buffer used adjacent to a pedestrian
28 walkway or sidewalk shall be designed to provide
29 shade as well as a buffer. All shade trees used to
30 satisfy landscaping requirements shall be a
31 minimum of ~~four (4)~~ three (3) inch caliper at time of
32 planting.

33 ...*c. Site and building standards.* The following specific design standards
34 shall be used for all projects located within the boundaries of the
35 West Tampa Overlay District.

36 ...*3.* The principal building façade and entry shall be designated
37 as the principal entry to the building and shall front the
38 public right(s)-of-way (or may be located off the courtyard

1 if applicable) and must be accessible from the sidewalk. The
2 relationship of the street frontage to business shall assure
3 pedestrian safety and retail visibility. At least fifty (50)
4 percent of the ground level of the principal building front
5 façade and corner façade, if there is a main entry to a
6 principal use of the building, shall be constructed of
7 transparent materials or fenestrated. The required fifty (50)
8 percent transparency must be equally distributed on the
9 wall plane.

- 10 4. The zoning administrator or designee may approve a waiver
11 of the required front yard setback when the historical
12 pattern of development on the subject block face is less
13 than the current requirement. At no time may the waiver
14 exceed the average front setback of the two adjacent
15 properties; however, if the subject property is vacant, the
16 applicant may submit historical maps and/or reference
17 materials to the zoning administrator for administrative
18 review. It will be the responsibility of the party requesting
19 the waiver to provide a survey that identifies the existing
20 setbacks on the adjacent properties. Consideration shall be
21 given to the existing setbacks on the blocks immediately
22 adjacent to the subject property. Second floor area(s) and
23 above may be set back behind the averaged front setback,
24 or in front of the averaged front setback, up to the front
25 property line, to create an arcade feature. A separate
26 encroachment application will not be required provided the
27 projection(s) comply with the following criteria: ...

28 ~~Land development coordination~~ Department shall review
29 for the encroachments. Arcade areas may not be enclosed
30 or screened.

- 31 ...9. All open storage areas, as defined in Chapter 27, City of
32 Tampa Code of Ordinances, and mechanical equipment
33 must be screened with ~~one hundred (100)~~ at a minimum
34 fifty (50) percent opaque material, which is compatible with
35 the materials used on the nearest façade of the principal
36 structure.

- 37 ...13. For properties located within the Business Core District of
38 West Tampa, applications for major renovation and new
39 construction shall reflect the architectural design of the
40 majority of the block face.

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14. Accessory structures visible from public right-of-way shall be architecturally finished with materials such as brick, stucco, or textured concrete masonry, consistent and complementary with the façade and finish of the principal building.

d. *Parking.* On site surface parking for non-residential uses 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).

...4. The Business Core District of West Tampa (East of Tampania Avenue, South of Columbus Drive, West of Albany Avenue, and North of Cypress Street) is characteristic of historic downtown districts like the Ybor City Core along 7th Avenue. Historic structures occupy much of the land area, leaving little space for off-street parking. Therefore, within the Business Core District of West Tampa, the following provision of parking shall be allowed:

...iii. Access. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation. In all cases, efforts shall be made to provide vehicle access and flow from a contiguous improved public alley, where an alley exists. However, all new access points must adhere to the applicable City of Tampa code.

iv. When applicable, structured parking facades shall be architecturally embellished and integrated with the overall design of the development on all sides visible from the public right of way.

...f. *Lighting.* New construction and major renovations shall ~~redevelopment must~~ provide lighting design for open (surface) parking areas, covered (garage/parking structure) parking, on street parking, the associated sidewalks and grounds, garbage receptacles, and all pedestrian and /open space /public areas. Lighting design shall follow the "Recommended Illumination" table from the Illumination Engineering Society, IES Lighting Handbook, 10th Edition, 2011~~2000~~.

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Recommended Illumination		
	Horizontal	Vertical
Public Space	1—5 fc	.5—.8 fc 5' above ground
Parking Facilities:		
—open parking	minimum 3 fc on pavement	.3 fc at 5' above ground
—covered	minimum 6 fc on pavement	.6 fc at 5' above ground
—sidewalks & grounds	minimum 6 fc on pavement	.6 fc at 5' above ground
Fast food restaurants		
—parking lot, sidewalks	minimum 3 fc at ground level	3 fc at 5' above ground
—drive up window	minimum 6 fc at ground level	3 fc at 5' above ground
Convenience stores		
—parking lots	minimum 6 fc at ground level	minimum 1.2 fc at 5'
—sidewalks, refuse area	minimum 3 fc at ground level	minimum 1.2 fc at 5'
—storefront exit	minimum 5 fc at ground level	minimum 1.2 fc at 5'

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fc = footcandle

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Source: IES Lighting Handbook, 2000

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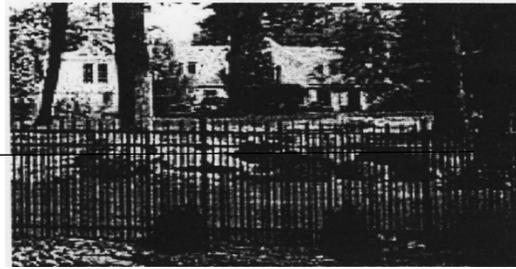
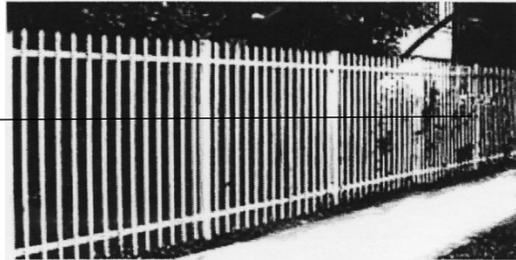
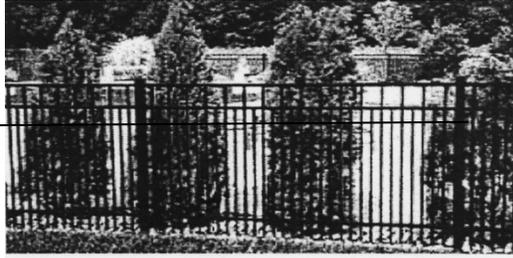
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- g. *Fencing.* Chain link fences may not front or be visible from the public right(s)-of-way except during construction. Such construction fencing shall be removed prior to obtaining any certificate of occupancy. Decorative fencing for the purposes of implementing CPTED principles is required. The following are examples of approved CPTED fencing as shown in Graphic 241a below:



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Graphic 241a West Tampa Overlay - CEPTED Fence Examples





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Fencing

(2) *Residential properties*

...b. *Submission requirements.*

1. *Site plan.* ~~Six (6) folded copies of a site plan submission must conforming to the requirements listed below and must be submitted as a part of the residential site review application.~~

...c. *Site and building standards.*

...4. Fencing and walls:

- a. The erection of chain link fencing ~~within the front yards~~ is prohibited except during construction. Such construction fencing shall be removed prior to obtaining any certificate of occupancy. New construction installation and replacement of chain

1 link fencing shall be prohibited. However where
2 there is an existing chain link fence it shall be
3 permitted and any repairs to that existing chain link
4 fence may also be permitted as long as it is in good
5 standard.

6 b. Decorative fencing for the purposes of
7 implementing CPTED principles is encouraged.
8 Fencing shall be constructed of PVC (poly vinyl
9 chloride), pressure-treated wood, brick, stucco,
10 decorative stone, or wrought iron (decorative
11 metal).

12 c. Retaining walls. Retention of retaining walls is
13 encouraged within the District and to the extent
14 possible existing retaining walls shall be maintained
15 to avoid removal. In such cases where it is necessary
16 to remove a portion of the wall, it shall be properly
17 restored to a satisfactory condition. All walls shall be
18 architecturally finished and painted.

19
20 5. *Alley access:* If an existing lot is adjacent to an open and
21 used public alley, vehicular access to the site ~~may~~ shall be
22 provided from the alley as the primary, vehicular access
23 point provided it meets minimum standards referenced in
24 27-283.12, Off-street parking space standards. For
25 subdivided, condominiums or multi-family development,
26 where units are designed with principal entrance
27 orientation toward the alley, there must be provided
28 pedestrian access to the street right(s)-of-way, to and from
29 each unit on the zoning lot.

30 6. *Roof pitch:* Minimum roof pitch for new residential
31 structures shall be a minimum ~~for porches~~ of 4:12 for
32 porches or houses ~~6:12~~ (Ratio of Rise to Run). Flat roofs with
33 parapet walls shall be permitted when precedent on the
34 subject and immediately adjacent blocks. Roof pitches for
35 additions to principal structures shall match the pitch of the
36 existing roof.

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

40 ...v. Accessory parking structure façades shall have the
41 same design and architectural features as the
42 principal structure, and when oriented toward the

1 front yard, shall be constructed no closer to the
2 street than the front wall of the principal structure.

- 3 9. *Accessory structure:* Accessory structures shall be
4 architecturally finished and shall adhere to the building
5 style of the principal structure. The maximum height and
6 separation from single family residential structures and
7 detached garages or other accessory structures shall be
8 governed by the underlying zoning district. ...”

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10 **Section 2.** That should a court of competent jurisdiction declare any part of
11 this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by
12 such determination as to the invalid part.

13
14 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are
15 hereby repealed to the extent of any conflict.

16
17 **Section 4.** That this ordinance shall immediately take effect upon becoming
18 law.

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

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23 ATTEST:

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25 _____
26 CHAIRMAN/CHAIRMAN PRO-TEM
27 CITY COUNCIL

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29 _____
30 CITY CLERK/DEPUTY CITY CLERK

31 APPROVED BY ME ON _____

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33 _____
34 JANE CASTOR, MAYOR

35
36 APPROVED AS TO LEGAL
37 SUFFICIENCY BY:

38
39 _____ E/S _____
40 CATE WELLS
41 CHIEF ASSISTANT CITY ATTORNEY