

Code
Change

ORDINANCE NO. 2021- 10

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, Section 27-151, City of Tampa 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, pursuant to Section 27-151, City of Tampa Code, a privately initiated amendment to Chapter 27 was filed during the January 15, 2020 amendment cycle; and,

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

WHEREAS, the City Council of the City of Tampa has determined that the proposed 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

1 in building and structural orientation, design elements, height, lot dimensional
2 requirements, public safety, and other site spatial relationships precedent within
3 the area. The City of Tampa supports a crime prevention through environmental
4 design (CPTED) philosophy as a way to reduce crime, improve neighborhood and
5 business environments and improve the quality of life of its citizens and has
6 incorporated CPTED principles throughout the regulatory review process. The
7 various regulatory elements of the overlay district are used during the site plan
8 review process. Their purpose is to provide an aesthetic framework for design to
9 encourage development that creates a sense of interest, promotes a physically
10 attractive and functionally integrated environment and compatibility with
11 pedestrian access.

12 ...*(d) Review procedures.*

13 ...*(2) Pre-application conference. It is strongly recommended that aAny
14 property owner or agent thereof required to obtain ~~site plan and/or~~ design
15 approval, ~~should~~ schedule a courtesy review with department land
16 ~~development coordination~~ staff prior to the submission of any application
17 for design approval. Final compliance with all site design, building design
18 and sign standards will be determined during residential or commercial
19 plan review.*

20 *(e) General building standards.*

21 *(1) Commercial properties.*

22 ...*b. Submission requirements.*

23 1. ~~Site plan. Six (6) folded copies of a s~~ Site plan submission
24 must conforming to the requirements listed below and
25 must be submitted as a part of the commercial site review
26 application.

27 ...*2. Landscape plan.* All sites within the boundaries of the West
28 Tampa Overlay District shall comply with the tree, site
29 clearing, and landscaping requirements set forth in ~~Chapter~~
30 ~~13 and~~ Chapter 27, Article VI, Division 4 City of Tampa Code
31 of Ordinances, and be consistent with the "West Tampa
32 Overlay District Illustrated Design Standards." The
33 landscape plan shall be incorporated as part of the overall
34 site plan submittal, and shall comply with the following:

35 ...*ii.* Landscape buffer used adjacent to a pedestrian
36 walkway or sidewalk shall be designed to provide
37 shade as well as a buffer. All shade trees used to
38 satisfy landscaping requirements shall be a

1 minimum of ~~four (4)~~ three (3) inch caliper at time of
2 planting.

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

6 ...3. The principal building façade and entry shall be designated
7 as the principal entry to the building and shall front the
8 public right(s)-of-way (or may be located off the courtyard
9 if applicable) and must be accessible from the sidewalk. The
10 relationship of the street frontage to business shall assure
11 pedestrian safety and retail visibility. At least fifty (50)
12 percent of the ground level of the principal building front
13 façade and corner façade, if there is a main entry to a
14 principal use of the building, shall be constructed of
15 transparent materials or fenestrated. The required fifty (50)
16 percent transparency must be equally distributed on the
17 wall plane.

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

36 ~~Land development coordination~~ department shall review
37 for the encroachments. Arcade areas may not be enclosed
38 or screened.

39 ...9. All open storage areas, as defined in Chapter 27, City of
40 Tampa Code of Ordinances, and mechanical equipment
41 must be screened with ~~one hundred (100)~~ at a minimum

1 fifty (50) percent opaque material, which is compatible with
2 the materials used on the nearest façade of the principal
3 structure.

4 ...13. For properties located within the Business Core District of
5 West Tampa, applications for major renovation and new
6 construction shall reflect the architectural design of the
7 majority of the block face.

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

13 d. *Parking.* On site surface parking for non-residential uses shall be
14 located in the rear or side yard of the property. Crime prevention
15 through environmental design (CPTED) techniques shall be
16 incorporated in the design of all parking areas (i.e. visibility, access,
17 and security).

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

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

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

37
38 ...f. Lighting. New construction and major renovations shall
39 redevelopment must provide lighting design for open (surface)
40 parking areas, covered (garage/parking structure) parking, on
41 street parking, the associated sidewalks and grounds, garbage

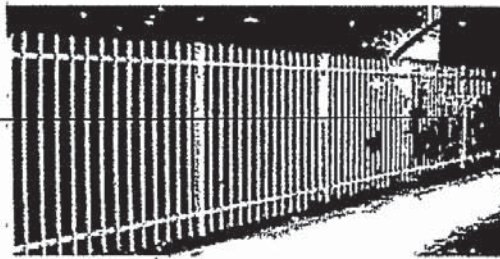
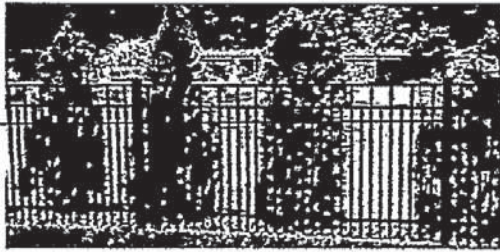
receptacles, and all pedestrian and /open space /public areas. Lighting design shall follow the "Recommended Illumination" table from the Illumination Engineering Society, IES Lighting Handbook, 10th Edition, 20112000.

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'

fc = footcandle

Source: IES Lighting Handbook, 2000

- 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

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.

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

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

5. *Alley access:* If an existing lot is adjacent to an open and used public alley, vehicular access to the site ~~may~~ shall 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 for porches 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.

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

...v. Accessory parking structure façades shall have the same design and architectural features as the 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. ...”

9
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.

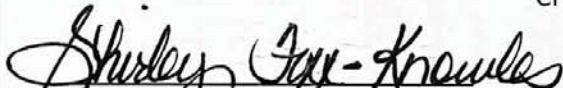
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14 **Section 3.** That all ordinances or parts of ordinances in conflict herewith are
15 hereby repealed to the extent of any conflict.

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

19
20 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,
21 ON FEB 04 2021.

22
23 ATTEST:

24
25 
26 _____
27 CHAIRMAN/CHAIRMAN PRO-TEM
28 CITY COUNCIL

29 
30 _____
31 CITY CLERK/DEPUTY CITY CLERK

32
33 APPROVED BY ME ON 2/19/21

34 
35 _____
36 JANE CASTOR, MAYOR

37 APPROVED AS TO LEGAL
38 SUFFICIENCY BY:

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

42
43 K:/Debbie/Chapter 27_2020 Cycle_Sec 27-241_W Tampa Overlay_12022020