

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO LEGISLATIVE CHANGES REGARDING HOME-BASED BUSINESSES, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT)**; AMENDING SECTION 27-43, DEFINITIONS; AMENDING SECTION 27-132, REGULATIONS GOVERNING INDIVIDUAL SPECIAL USES; AMENDING SECTION 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING SECTION 27-184, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; REQUIRED OFF-STREET PARKING RATIOS BY USE; AMENDING SECTION 27-198, OFFICIAL SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 27-212.4, SCHEDULE OF ALLOWABLE, PERMITTED, AND PROHIBITED USES BY DISTRICT; AMENDING SECTION 27-282.5, HOME OCCUPATIONS; 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 January 15, 2021 amendment cycle, planning staff with the City of Tampa filed a request for amendments to Chapter 27 to make our Code consistent with recent legislative changes; and

WHEREAS, Section 27-43 is being amended to update the definitions for Development review and compliance staff (DRC), Home occupation (Home based business) and to create a definition for Mobile Food Vendor; and

WHEREAS, Section 27-132 is being amended to delete this entire section; and

WHEREAS, Section 27-156 and Section 27-177 are being amended to update the Home based business use from S1 (Special use – Zoning administrator review) to A (permitted accessory use; and

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WHEREAS, Section 27-184, Section 27-198, Section 27-211.8 and Section 27-212.4 are being amended to update the name from Home occupation to Home based business; and

WHEREAS, Section 27-282.5 is being amended to add certain language and a general clean up of the chapter; and

WHEREAS, Section 27-283.7 is being amended to update the name from Home occupation to Home based business and to correct the letters; 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. 27-43. Definitions.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-43. Definitions.

...

Development review and compliance staff (DRC): The DRC shall act as the Design Review Board and be composed of members from various city departments, ~~including the commercial plans examiners, and other agencies as needed.~~ as established in section 27-68.

...

Home ~~occupation~~ based business: An occupation conducted, as an accessory use in a dwelling unit, ~~employing only members of the resident facility,~~ in a manner clearly incidental and accessory to the residential use. ~~See Article VI for additional conditions.~~

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3 Mobile food vendor: A seller of foods from a mobile or movable food dispensing
4 vehicle, cart, trailer, non-permanent kiosk, table or self-propelled conveyance
5 whether upon the public streets, alleys or public property or on private property.
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7 ...”

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9 **Section 3.** That “**Sec. 27-132. Regulations governing individual**
10 **special uses.**” is hereby amended by deleting the stricken language as follows:

11
12 **“Sec. 27-132. Regulations governing individual special uses.**

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14 ~~Home occupation. The following specific standards shall be used in deciding an~~
15 ~~application for approval of this use:~~

16 a. ~~— A home occupation shall include but not be limited to the following:~~
17 ~~domestic crafts such as seamstress, sewing, tailoring, weaving, washing and~~
18 ~~ironing, beauty and barber shops (one-chair operations only), dog grooming~~
19 ~~(provided no overnight keeping of animals), repair of small household appliances,~~
20 ~~private tutoring and instruction (limited to five (5) pupils at any one (1) time) and~~
21 ~~professional services.~~

22 b. ~~— No persons shall be employed other than members of the immediate~~
23 ~~family residing on the premises.~~

24 c. ~~— The use of the dwelling unit for the home occupation shall be clearly~~
25 ~~incidental and secondary to its use for residential purposes. Not more than~~
26 ~~twenty five (25) percent of the floor area of the dwelling unit shall be used in the~~
27 ~~conduct of the home occupation, and no outside display, storage or use of land is~~
28 ~~permitted.~~

29 d. ~~— There shall be no change in the outside appearance of the building or~~
30 ~~premises as a result of such occupation with the exception of a nameplate, which~~
31 ~~shall be attached to the principal structure, shall not be illuminated and whose~~
32 ~~maximum size shall not exceed two (2) inches by twelve (12) inches.~~

33 e. ~~— No home occupation shall be conducted in any accessory building.~~

34 f. ~~— No mechanical equipment shall be used for storage on the premises,~~
35 ~~except such that is normally used for purely domestic or household purposes, nor~~
36 ~~shall it create noise, vibration, glare, fumes, odors or electrical interference~~
37 ~~detectable to the normal senses outside the dwelling unit. In the case of electrical~~
38 ~~interference, no equipment or process shall be used which creates visual or~~
39 ~~audible interference in any radio or television set off the premises or causes~~
40 ~~fluctuations in line voltage.~~

41 g. ~~— No commodity shall be sold on the premises nor displayed or warehoused~~
42 ~~on the premises for sale elsewhere.~~

43 h. ~~— No traffic shall be generated by such home occupation in greater volume~~
44 ~~than would normally be expected in the neighborhood.~~

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i. ~~A home occupation shall not be interpreted to include activities such as but not restricted to auto repair and tune-up, clinics, welding shops, animal hospitals or kennels.~~

j. ~~The use can qualify for all local, state and federal licenses, certificates and permits. ...”~~

Section 4. 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.

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	R S	R S	R S	R S	R S	R M	R M	R M	R M	R M	R M	R M	R O ²⁶	R O	O P	O P- ¹ ₅	C N ² ₆	C G	CI	IG	IH	P P	U-C
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	1	1	7	6	5	1	1	1	2	3	5	7	1	1									
	5	0	5	0	0	2	6	8	4	5	0	5	2	6									
	0	0																					
Use Group A																							
Bed and breakfast						S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X				
Cemetery	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X	X	X		
Congregate living facilities:																							
Facilities of 6 or fewer residents ³	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X				
Small group care facility	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		X					S1

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Large group care facility										S1	S1	S1	S1	S1	X	X	X		X							S2
Dwelling, multiple-family						S1	S1	S1	X	X	X	X		S1	S1	S1	S1	S1	S1							S2
Dwelling, single-family, detached ³⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S1	S1	S1	S1	S1							
Dwelling, single-family, semi-detached ⁴						X	X	X	X	X	X	X		X	X	X	S1	S1	S1							
Dwelling, single-family, attached ⁵						X	X	X	X	X	X	X		S1	S1	S1	S1	S1	S1							
Dwelling, two-family						X	X	X	X	X	X	X		X	X	X	S1	S1	S1							
Extended family residence	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1							
Home based businesses ²² occupation	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	A	A	A	A	A	A	A							
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2														
Professional residential facilities:																										

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Recover y Home A							S 2	S 2	S 2	S 2	S 2	S 2		S 2	S2	S2		S2	S2					S2
Recover y Home B									S 2	S 2	S 2	S 2		S 2	S2	S2		S2	S2					S2
Residen tial treatme nt facility									S 2	S 2	S 2	S 2		S 2	S2	S2		S2	S2					S2
Life care treatme nt facility									S 2	S 2	S 2	S 2		S 2	S2	S2								S2
Use Group B																								
Accesso ry use to a permitt ed principa l or special group B use															A	A	A	A	A	A	A	A		
Clinic															X	X	X	X	X					A
Club																X	X	X	X	X				
College															X	X		X	X					X
Communi ty garden, private				S 1	S 1	S 1	S 1	S 1	S 1	S 1	S 1	S 1	S 1	S 1	S1	S1	S1	S1	S1					
Day care and nursery facility				S 2	S 2	S 2	S 2	S 2	S 1	S 1	S 1	S 1	S 1	S 1	S1	X	S1	X	X	X	A			X
Day care and nursery facility (numbe rs limited to 5	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				

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Principal use	A ₉	A ₉	A ₉	A ₉	A ₉											S1		S1	S1	S1	S1			
Accessory use ¹						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Commercial use	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁			
Parking, temporary	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁			
Personal services										A	A	A	A		A	X	X	X	X	X			A	
Petroleum bulk storage and/or processing																						S ₁		
Pharmacy															A	A	A	X	X	X	X			
Place of assembly																	X		X	X				
Printing, light																A	X		X	X	X	X		
Printing and publishing																				X	X	X		
Public service facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	X	X	X	X	X	A	
Public use facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Radio/television studio																	X		X	X	X			
Recreation facility, commercial:																								

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*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	YC-1	YC-2	YC-3	YC-4	YC-5	YC-6	YC-7	YC-8	YC-9
GROUP A									
Adaptive reuse		X		X			X	X	X
Bed and breakfast	X	X		X	X	X	X	X	X
Congregate living facilities: ⁹									
Facilities of 6 or fewer residents ^{1,9}		X			X	X	X	X	X
Group care facility, small		S2			S2	S1	X	S2	X
Group care facility, large		S2			S2	S1	X		X
Day care and nursery facility	X	S1	X	S1	X	S1	X	S1	X
Day care and nursery facility (limit 5 children)	X	X	X	X	X	X	X		X
Dwelling, multiple-family ⁹	X	X		X	X	X	X		X
Dwelling, single-family attached ⁹	X	X		X	X	X	X		X
Dwelling, single-family detached ^{9, 16}		X		X	X	X	X	X	X
Dwelling, single-family semi-detached ⁹		X		X	X	X	X		X
Dwelling, two-family ⁹		X		X	X	X	X		X
Extended family residence ⁹		X		X	X	X	X	X	X
GROUP B									
Clinic	X	S2		S1	X	X	X		X
Club	X	S2			X	X	X		X
College	X		X			X	X		X
Community garden, private	S1	S1	S1	S1	S1	S1	S1	S1	S1
Funeral parlor					X	X	X		X
Home occupational based business ¹⁹	A	S1 A		A	A	A	A	S1 A	X
Hospital and associated uses					X	X			X

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Hotel and motel	X			X	X	X	X		X
Place of religious assembly		S2		X	X	X	X	S2	X
Public cultural facilities	X	S2	X	X	X	X	X		X
Roominghouse ¹¹	X			X	X	X			X
School		X	X	X	X	X	X	S2	X
School, business	X		X		X	X	X		X
School, trade						X			X
School, vocational			X		X	X	X		X
GROUP C									
Alcoholic beverage sales—Craft distillery retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ¹⁴
Bar or lounge	S2 ¹⁰				S2 ¹⁰	S2 ¹⁰	S2 ¹⁰		S2 ^{10,12}
Bowling alley-12+lanes (on premises only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Convenience retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Craft distillery retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ¹⁴
Gasoline retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Hotel w/100+rooms (on premises only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Large venue (on premises/package)	S2 ¹⁰				S2 ¹⁰	S2 ¹⁰	S2 ¹⁰		S2 ^{10,12}
Restaurant (on premises only)	S2 ¹⁰				S2 ¹⁰	S2 ¹⁰	S2 ¹⁰		S2 ^{10,12}
Shopper's goods retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Small venue (on premises/package)	S2 ¹⁰				S2 ¹⁰	S2 ¹⁰	S2 ¹⁰		S2 ^{10,12}
Sidewalk café	S1 ¹⁰	S1 ¹⁰		S1 ¹⁰	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰		S1 ^{10,12}
Special restaurant (on premises only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Specialty retail (package only)	S1/S2 ¹⁴				S1/S2 ¹⁴	S1/S2 ¹⁴	S1/S2 ¹⁴		S1/S2 ^{12,14}
Temporary (on premises only)	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰	S1 ¹⁰		S1 ¹⁰
Appliance and equipment repair					X	X	X		X
Bank	X	S2	X	S1	X	X	X		X
Bar and lounge ¹¹	X				X	X	S2		X

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Catering shop	X	S2			X	X	X		X
Cigar factory	X				X	X	X		X
Commercial kitchen	X	S2		S1	X ¹³	X	X ¹³		X ¹³
Craft distillery	X				X	X	X		X
Drive-in window					S2				X
Kennel, small ¹⁵	X			X	X	X	X		X
Manufacturing light						X			X
Medical marijuana dispensary ¹⁸	X	S2			X	X	X		X
Microbrewery	X				X	X	A		X
Production limits: Up to 60,000 barrels annually	X				X	X	A		X
Production limits: >60,000 up to 200,000 barrels annually ¹⁷	X					X			X
Nursing, convalescent and extended care facility					X	X	X		X
Office, medical	X	S2		X	X	X	X		X
Office, business and professional	X	S2	X	S1	X	X	X		X
Parking, off-street ⁴									
Principal use	S1		S1	S1	X	X			X
Accessory	S1	A	A	S1	A	A	A	A	X
Commercial	S1	S1	S1	S1	X	X	S2		X
Special event ^{2, 3}	X	X	X	X	X	X	X		X
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	X
Personal services	X	S2	X	S1	X	X	X		X
Pharmacy	X	S2			X	X	X		X
Place of assembly	X				X	X	X		X
Printing, light					X	X	X		X
Printing and publishing						X			X
Public service facility	S2	S2	S2	S2	X	X	S2	S2	X
Public use facility	X	S2	X	X	X	X	X	X	X
Radio and TV studio	S1		X		X	X			X
Recreational facility, commercial	X				X	X	X		X
Recreational facility, private	X	X	X	X	X	X	X	S1	X
Research activity			X			X			

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Restaurant	X	S2		S1	X	X	X		X
Retail bakery	X	S2		S1	X ¹³	X	X ¹³		X ¹³
Retail sales, convenience goods	X	S2		S1	X	X	X		X
Retail sales, gasoline					S1	S1			X
Retail sales, shopper's goods	X				X	X	X		X
Retail sales, specialty goods	X	S2		S1	X	X	X		X
Storefront/residential, office, commercial	X	S2		X	X	X	X		X
Temporary film production ⁸	X	X	X	X	X	X	X	X	X
Transportation service facility						X			X
Vehicle repair, major						X			X
Vehicle repair, minor					S1	S1			X
Vendor market	S1								X
Vendor, Ybor City (private property)	S1		S1	S1	S1	S1	S1		
Veterinary office					X	X	X		X
Warehouse						X			
Wholesale trade						X			
Winery	X				X	X			X

Note:
...
¹⁹ Refer to section 27-282.5 for applicable provisions.”

Section 6. That “**Sec. 27-184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

“**Sec. 27-184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use.**”

TABLE 184 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE			
KEY:	X - Permitted principal use	S1 - Special use— Zoning administrator review	Blank - Prohibited use
	A - Permitted accessory use	S2 - Special use— City council review	N/A - not applicable

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Use (listed by subcategory)	District		Required Off-Street Parking Spaces (minimum ratios by use) [A-N]
	CBD-1	CBD-2	
RESIDENTIAL USES			
Adaptive reuse	X	X	Provide for Ratio(s) for new adapted use(s) as below
<i>Congregate living facility:</i>			
Large group care facility	X	X	1/5 occupants
Small group care facility	X	X	
Dwelling units			
Single-, two-, or multi-	X	X	1/unit 0.5/unit [K]
Studio-	X	X	0.5/unit
Home occupation based business [10]	A	A	N/A
Hotels and motels	X	X	1/4 lodging units
Private pleasure craft	S1	S1	N/A
OFFICE USES			
Dental/Medical/Veterinary	X	X	1.25/doctor, dentist, veterinarian
Business/Professional	X	X	1/1000 SF (UFA)
PRIVATE INSTITUTIONAL USES			
Club	X	X	2/1000 SF (UFA)
Day care and nursery	X	X	1/employee on largest shift Plus 1/vehicle operated by facility
Hospital or Clinic	X	X	1/patient bed Plus 1/exam room
Place of religious assembly or general assembly	X	X	0.10/seat (fixed)
Private school: elementary, middle (junior high), secondary (senior high), all post-secondary (business, vocational, trade, college or university)	X	X	1/classroom (elementary/middle) 0.10/student (secondary) 0.50/student (all post-secondary)
Private cultural facility	X	X	3/1000 SF (GFA)
PUBLIC INSTITUTIONAL USES			
Public cultural, service, or use facility	X	X	3/1000 SF (UFA) (cultural) 1/employee on largest shift (service) 0.50/1000 SF (GFA)
Public school: elementary, middle (junior high), secondary (senior high), all post-secondary (business, vocational, trade, college or university)	X	X	1/classroom (elementary/middle) 0.10/student (secondary) 0.50/student (all post-secondary)

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RECREATIONAL, ASSEMBLY USES			
Community garden, private	S1[7]	S1[7]	N/A
<i>Recreation facility:</i>			
Private or commercial	X	X	2/1000 SF (UFA)
Temporary special events	S1[7]	S1[7]	0.10/participant (including event staff) [M]
OTHER COMMERCIAL AND NON-RESIDENTIAL USES			
<i>Alcoholic beverage sales [5]:</i>			
Bar or lounge	S1/S2	S1/S2	[H]
Convenience retail (package only)	S1/S2	S1/S2	
Hotel w/100+ rooms (on premises only)	S1/S2	S1/S2	
Large venue (on premises/package)	S1/S2	S1/S2	
Restaurant (on premises only)	S1/S2	S1/S2	
Shopper's goods retail (package only)	S1/S2	S1/S2	
Small venue (on premises/package)	S1/S2	S1/S2	
Sidewalk café	S1	S1	
Special restaurant (on premises only)	S1/S2	S1/S2	
Specialty retail (package only)	S1/S2	S1/S2	
Temporary (on premises only)	S1	S1	
Air-conditioned storage	S2[7]	S2[7]	1/100 storage units
Auto rental	X[9]	X[9]	N/A
Bank	X	X	2/1000 SF (UFA)
Bank, drive-in	S1[7]	S1[7]	2/1000 SF (UFA) Plus queuing - 92' min length
Catering shop	X	X	1/delivery vehicle/food truck
Commercial kitchen	X	X	1/delivery vehicle/food truck
Dry cleaning plant, small	X	X	1/delivery vehicle
Heliport/helistop	X	X	N/A
Kennel, small [6]	X	X	1/employee on largest shift
Marina	X	X	1/employee on largest shift Plus 0.25/slip or berth
Medical marijuana dispensary [8]	X	X	1/1000 SF (GFA)
Microbrewery (Production Limits: up to 60,000 barrels annually)	X	X	0.50/employee on largest shift Plus 0.10/seat for on-site beverage consumption (fixed or unfixed)
Parking, off-street (structured or surface lot)	X	X	Principal or Special Event [1,2,3]: As provided on lot All other Parking Use-types [N]: As required by related uses(s)
Personal services	X	X	1/1000 SF (GFA)
Pharmacy	X	X	1/1000 SF (GFA)

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Printing: Light and publishing	X	X	1/1000 SF (GFA)
Radio/TV studio	X	X	1/1000 SF (GFA) (non-assembly area) Plus 0.10/seat (fixed)
Research activity	X	X	1/employee on largest shift
Restaurant	X	X	N/A
Restaurant, drive-in	S2[7]	S2[7]	4/1000 SF (UFA) Plus queuing - 92' min length
Retail sales: bakery, specialty, convenience, shopper's	X	X	N/A - bakery, specialty, convenience 1/1000 SF (UFA) - Shopper's
Temporary film production [4]	X	X	N/A
Transportation service facility	S1[7]	S1[7]	1/employee on largest shift
Vehicle repair, minor	X	X	1/employee on largest shift Plus adequate on-site vehicle storage [L]

TABLE 184 NOTES

GENERAL NOTES:

[1] Off-street surface parking, regardless of specific use-type (i.e. principal, accessory, temporary, special event, interim, commercial, etc.), is prohibited in the Waterfront Overlay, except that surface parking, which is accessory to publicly-owned facilities or lands only, shall be permitted, subject to compliance with the following:

i. Public realm zone improvements shall be constructed/installed, by applicable street type, pursuant to sections 27-182 and 27-182.1;

ii. Surface parking areas shall not be paved with asphalt. Parking stalls shall be marked through the installation of patterned materials/inlays wherever possible. ADA parking stalls shall be marked and signed according to standard applicable codes. The signing and marking of the surface parking area shall be reviewed and approved through the design district review process; 184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use.

(a) Except as otherwise specifically stated in this chapter, the use of and required parking count for land, water, and structures within the Center City (CBD) shall only be permitted in accord with Table 184 below. All other uses of land, water, and structures in the CBD, which are not expressly listed in Table 184, are prohibited uses and shall not be established in the CBD.

TABLE 184 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE

iii. Any freestanding sign(s) shall be constructed/installed in accordance with sign standards set forth in section 27-185.1

iv. The use of tandem parking spaces shall be allowed, only when and where said surface parking has a live attendant(s) onsite to perform activities, such as monitoring the surface parking and maneuvering vehicles in a safe and orderly fashion (i.e. valet-type parking).

v. Any surface parking, which is in existence as of July 1, 2018, and is accessory to a publicly-owned facility, shall not be required to comply with the above-stated requirements until such time as an expansion, major renovation, or reconstruction of such existing surface parking occurs.

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[2] Off-street structured parking (i.e. stand-alone parking structures) in the Waterfront Overlay, shall (at a minimum) include the 'Active Space Depth' within the streetwall as required in Table 183.1E, and along the entire façade(s) facing the Waterfront/Riverwalk. All other structured parking use-types may be permitted in the Waterfront Overlay, subject to all applicable public realm, site, and building regulations of this subdivision. Refer to Tables 183, 183.1, 183.1A-D for additional building standards applicable to the Waterfront Overlay.
[3] See section 27-283.13(b) for special event parking regulations.
[4] See section 27-150 for regulations applicable to Temporary Film Production.
[5] Refer to Articles XI Special Use Permits and XXII 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(a). If any waivers are needed, the request shall process as an (S-2), per applicable requirements of section 27-132(a) and (b). <i>[Does not apply to sidewalk café or temporary sales permit applications; S2 process is not applicable to either of these permit types.]</i>
[6] Refer to section 27-282.25 for applicable provisions.
[7] Refer to specific use standards in section 27-132.
[8] 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 27-132).
[9] Refer to section 27-184.1 for applicable standards.
[10] Refer to section 27-282.5 for applicable provisions.
PARKING-RELATED NOTES:
[A] UFA means 'usable floor area'.
[B] Reuse of existing structures with no change of use shall not be required to provide additional parking to meet the standards set forth in this table above.
[C] Any building within the District that is erected, expanded, increased in floor area or seating capacity or is deemed a change of use shall meet the applicable parking requirements as set forth above.
[D] Compact spaces may be utilized for up to one hundred (100) percent of the required parking.
[E] Parking stalls for motorcycles may be provided for up to twenty (20) percent of the required off-street parking, in lieu of required standard or compact vehicle parking stalls.
[F] No parking allowed forward of or to the side of building on Primary Order Street Frontage.
[G] A parking structure may be considered for use as shared parking and counted towards meeting the required parking ratios of this table, for multiple buildings/developments, regardless of distance separation, when: (1) such parking structure is located within CBD boundary; (2) such multiple buildings/developments and parking structure are under common ownership or control.
[H] To calculate required parking, refer to parking ratio for principal use(s) with which the alcoholic beverage sales is(are) associated. For 'bar or lounge,' use parking ratio for 'retail sales'.
[I] Loading. Refer to Table 185 below.
[J] Up to 20% of required parking may be off-set with the installation of on-site bicycle racks at a rate of 1 vehicle stall = 2 bicycle slots.

[K] Development must qualify for applicable HUD funding/assistance and be for persons fifty-five (55) and older to use this parking ratio.
[L] Public lands and/or public rights-of-way shall not be used to park, stage, queue, or otherwise store vehicles waiting for repair.
[M] 'Participant' shall include event attendees, volunteers, and staff/workers. Event parking shall be provided in addition to the required parking for the underlying use(s) on the subject property(-ies). If the underlying uses(s) will not be operating at any time during the event, then those required spaces for such use(s) may be included in the event's parking count.
[N] Refer to section 27-185.1 for additional surface parking lot standards.

Section 7. That “**Sec. 27-198. Official schedule of permitted principal, accessory and special uses.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

“**Sec. 27-198. Official schedule of permitted principal, accessory and special uses.**”

**Table 19-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AN SPECIAL USES**

LEGEND:	CD-1	CD-2
X—Permitted principal use		
S1—Special use, zoning administrator review		
S2—Special use, city council review		
A—Permitted accessory use		
Blank—Prohibited use		
Uses^{1,2,3}		
Group A		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single-family detached ⁴	X	X
Dwelling, single-family semi-detached ⁴	X	X
Dwelling, single-family attached ⁴	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation <u>based business</u>	X	X
Professional residential facilities:		
Recovery home A	S2	S2
Recovery home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
Group B		

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Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Community garden, private	S1	S1
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children)	X	X
Fraternity or sorority	X	X
Hospital and associated uses	X	X
Hotel and motel	X	X
Public cultural facility	X	X
School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
Group C		
Accessory use to a permitted principal or special Group C use	A	A
Alcoholic beverage sales—Craft distillery retail (package only)	S1/S2 ¹⁴	S1/S2 ¹⁴
Bar and lounge	S2 ¹⁰	S2 ¹⁰
Convenience retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Craft distillery retail (package only)	S1/S2 ¹⁴	S1/S2 ¹⁴
Gasoline retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Hotel w/100+rooms (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Large venue (on premises/package)	S1/S2 ¹¹	S1/S2 ¹¹
Restaurant (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Shopper's goods retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Small venue (on premises/package)	S1/S2 ¹¹	S1/S2 ¹¹
Sidewalk café	S1 ⁷	S1 ⁷
Special restaurant (on premises only)	S1/S2 ¹¹	S1/S2 ¹¹
Specialty retail (package only)	S1/S2 ¹¹	S1/S2 ¹¹
Temporary (on premises only)	S1 ⁷	S1 ⁷
Bank	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2

1	Commercial kitchen	X	X
2	Craft distillery	X	X
3	Drycleaning plant, small	X	X
4	Hazardous materials (port-related activities only)	S1	S1
5	Heliport, helistop	X	X
6	Interim parking ⁸	X	
7	Kennel, large (limited to fifteen (15) animals) ¹³	X	X
8	Laboratory, dental and mental	X	X
9	Maintenance or storage facility (port-related activities only)	X	X
10	Manufacturing, heavy (port-related activities only)	X	X
11	Manufacturing, light	X	X
12	Marina	X	X
13	Medical marijuana dispensary ¹⁴	X	X
14	Microbrewery (Production limits: Up to 60,000 barrels annually)	X	X
15	Nursing (care facility), convalescent and extended care facility	X	X
16	Office, business, and professional	X	X
17	Office, medical	X	X
18	Parking, off street		
19	Principal use	X	X
20	Accessory use ⁶	A	A
21	Commercial use	X	X
22	Parking, temporary	S1	S1
23	Personal services	X	X
24	Pharmacy	X	X
25	Place of assembly	X	X
26	Printing, light	X	X
27	Printing and publishing	X	X
28	Public service facility	X	X
29	Public use facility	X	X
30	Radio/television studio	X	X
31	Recreation facility, commercial		
32	Indoor	X	X
33	Outdoor	X	X
34	Recreational facility, private	X	X
35	Research activity	X	X
36	Restaurant	X	X
37	Retail bakery	X	X
38	Retail sales, convenience goods	X	X
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Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking ⁷	X	X
Storage open ⁶ (port-related activities only)	A ²	A ²
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary film production ⁹	X	X
Transportation service facility (port-related activities only)	X	X
Utility transmission site	S2	S2
Vehicle repair, major (port-related activities only)	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing (port-related activities only)	X	X
Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade (port-related activities only)	X	X
Warehouse, mini ¹²	X	X
Warehouse, mini (port-related activities only)	X	X
Water transport	X	X

..."

Section 8. That **"Sec. 27-211.8. Schedule of permitted uses by district."** is hereby amended by adding the underlined language and deleting the stricken language as follows:

"Sec. 27-211.8. Schedule of permitted uses by district.

Table 25-1 sets forth the permitted, special, and accessory uses by zoning district. All lands within the Greater Seminole Heights area shall adhere to this table. Any uses not listed shall be subject to zoning administrator review, pursuant to section 27-59.

Table SH-25.1: Table of Uses; Permit Requirements							
Use (listed by subcategory) District	SH-RS	SH-RS-A	SH-RM	SH-RO	SH-CN	SH-CG	SH-CI
Residential							

1	Accessory dwelling	S1	S1	S1	S1		S1	S1
2	Bed & Breakfast			S1	X	X	X	X
3	Congregate living facility, 6 or few residents [1]	X	X	X	X	X	X	X
4								
5	Congregate living facility, large			S1 [3]	S1 [3]	X [3]	X	
6								
7	Congregate living facility, small	S1	S1	S1	S1	S1	X	
8	Home daycare (# of pupils per F.S.)	X	X	X	X	X	X	X
9	Home occupation based business	X	X	X	X	X	X	X
10	Multi-family			X	S1	S1	S1	S1
11	Professional residential facility							
12	- Recovery Home A			S2		S2	S2	S2
13	- Recovery Home B			S2		S2	S2	S2
14	- Residential treatment			S2		S2	S2	S2
15	- Life care treatment			S2		S2		
16	Single-family detached[8]	X	X	X	X		S1	S1
17	Single-family attached, semi-detached, two-family		X	X	X	S1	S1	S1
18								
19	Office/Private Institutional							
20	Business/professional office				X	X	X	X
21	Clinic					X	X	X
22	Daycare facility	S2	S2	S1	S1	X	X	X
23	Hospital					X	X	X
24	Private cultural facility					X	X	X
25	Medical office				X	X	X	X
26	Private school							
27								
28	- Elementary, Middle (junior high), Secondary (senior high)	S2	S2	X	X	X	X	X
29								
30	- Technical/vocational					X	X	X
31								
32	- University					X	X	X
33	Veterinary office						X	X
34	Governmental Public Institutional							
35	Public service facility	S2	S2	S2	S2	S2	X	X
36	Public use facility	X	X	X	X	X	X	X
37	Public cultural facility					X	X	X
38	Public School							
39	- Elementary, Middle (junior high), Secondary (senior high)	S2	S2	X	X	X	X	X
40								
41	- Technical/vocational					X	X	X
42								
43	- Community college/college					X	X	X
44	- University					X	X	X

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Recreation							
Community Garden	S1	S1	S1	X	X	X	X
Recreational Facility, private	S1	S1	S1	S1	X	X	X
Recreational facility, commercial						X	X
Assembly							
Place of assembly[2]						X	X
Places of religious assembly	S2	S2	S2	S2	X	X	X
Commercial							
Alcoholic beverage sales—Craft distillery retail (package only)						S1/S2 ¹⁴	S1/S2 ¹⁴
- Bar, lounge, nightclub						S2	S2
- Bowling alley with 12+ lanes (on premises only)						S1/S2 [5]	S1/S2/[5]
- Convenience retail (package only)						S1/S2 [5]	S1/S2 [5]
- Craft distillery retail (package only)						S1/S2 ¹⁴	S1/S2 ¹⁴
- Gasoline retail (package only)						S1/S2 [5]	S1/S2 [5]
- Hotel with 100+ rooms (on premises only)						S1/S2 [5]	S1/S2 [5]
- Large venue (on premises/package)						S2	S2
- Restaurant (on premises only)						S1/S2 [5]	S1/S2 [5]
- Shopper's goods retail (package only)						S1/S2 [5]	S1/S2 [5]
- Small venue (on premises/package)						S2	S2
- Sidewalk café (on premises only)						S1	S1
- Special restaurant (on premises only)						S1/S2 [5]	S1/S2 [5]
- Specialty retail (package only)						S1/S2 [5]	S1/S2 [5]
- Temporary (on premises only)	S1	S1	S1	S1	S1	S1	S1
Appliance and equipment repair						X	X
Bank					X	X	X
Catering shop					X[11]	X[11]	X
Commercial kitchen					X[11]	X[11]	X
Craft distillery							X
Drive-in window					S1	S1	S1
Dry cleaning, large							X
Dry cleaning, small						X	X
Funeral parlor					X	X	X

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Hotel/motel					X	X	X
Kennel, large[7]							X
Kennel, small[6]						X	X
Light manufacturing							X
Medical/dental laboratory					X	X	X
Medical marijuana dispensary [10]					X	X	X
Microbrewery						X	X
Production limits: Up to 60,000 barrels annually						X	X
Production limits: >60,000 up to 200,000 barrels annually[9]						X	X
Mini-warehouse							X
Open storage as an accessory use							X
Personal Services				X	X	X	X
Pharmacy					X	X	X
Printing, light						X	X
Restaurant					X	X	X
Retail							
Bakery					X[11]	X[11]	X
Convenience/Specialty					X	X	X
Gasoline/Lawn and garden					S1	X	X
Shopper's						X	X
Utility transmission site	S2	S2	S2	S2	S2	S2	S2
Vehicle repair, major							X
Vehicle repair, minor						X	X
Vehicle sales and leasing							X
Vendors, all types					S1	S1	S1
Warehouse							X
Wholesale trade							X
Mixed Use [4, 11]							
Storefront, residential-office/private institutional				X	X	X	X
Storefront, residential-office/public institutional				X	X	X	X
Storefront, residential-commercial						X	X
Storefront, residential-assembly				S1	X	X	X
Storefront, residential-recreation	S1	S1	S1	S1	X	X	X
Notes:							
[1] In the RS, RS-A, and RM districts congregate living facilities of 6 or fewer residents shall maintain 1000' distance separation from each other.							
[2] For purposes of this section, "Place of assembly" includes "club," as defined in Sec. 27-43.							

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[3] Use only permitted in future land use category R-35 and those more dense/intense.

[4] Specific allowed storefront uses are listed by subcategory in this table.

[5] Refer to Article 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(a). If any waivers are needed, the request shall process as an (S-2), per applicable requirements of section 27-132(a) and (b).

[6] Refer to section 27-282.25 for applicable provisions.

[7] Refer to section 27-282.26 for applicable provisions.

[8]Refer to section 27-282.28 for applicable provisions.

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

[10] 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 27-132).

[11] Refer to section 27-292.20 regulations for specified uses.

Section 9. That **“Sec. 27-212.4. Schedule of allowable, permitted, and prohibited uses by district.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-212.4. Schedule of allowable, permitted, and prohibited uses by district.
...
”

Table 212-2 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE				
Use (listed by subcategory)	District			Required Off-Street Parking Spaces (minimum ratios by use) [A-L]
	NMU-16	NMU-24	NMU-35	
RESIDENTIAL USES				
Accessory dwelling	S1	S1	S1	[K]
Bed & Breakfast	X	X	X	1/lodging unit
Cemetery	X	X	X	1/employee
Congregate living facility (6 or fewer residents) [1]	X	X	X	2/dwelling unit
Congregate living facility, large		S1[3]	X[3]	1/employee on largest shift, plus 0.17/resident
Congregate living facility, small	S1	S1	S1	2/dwelling unit

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Home daycare (# of pupils per F.S.)	X	X	X	[K]
Home occupation based business	X	X	X	[K]
Hotel (75-150 rooms ONLY)			X	1/room, plus 0.5/employee
Multi-family	X	X	X	1/efficiency [I] 1.5/1-2 bedrooms [I] 2/3 or more bedrooms [I]
Private pleasure craft used as residence	S2	S2	S2	2/dwelling unit
Professional residential facility				
Recovery Home A	S2	S2	S2	1/employee on largest shift
Recovery Home B		S2	S2	1/employee on largest shift
Residential treatment		S2	S2	1/employee on largest shift, plus 1/each facility vehicle
Life care treatment		S2	S2	1/employee on largest shift, 0.17/resident
Senior housing (any unit type)	X	X	X	1/dwelling unit [J]
Single-family detached	X	X	X	2/dwelling unit
Single-family attached, semi-detached, two-family	X	X	X	2/dwelling unit
OFFICE USES				
Business/professional office	X	X	X	3/1000 SF (UFA)
Clinic	X	X	X	6/1000 SF (UFA)
Medical, veterinary office	X	X	X	5/1000 SF (UFA)
PRIVATE INSTITUTIONAL USES				
Club	X	X	X	3/1000 SF (UFA)
Daycare facility	X	X	X	1/employee, plus 1/each facility vehicle
Place of religious assembly	X	X	X	0.3/seat
Private cultural facility	X	X	X	3/1000 SF (UFA)
Private school				
Elementary, Middle (junior high)	X	X	X	1.6/classroom
Secondary (senior high)	X	X	X	0.19/student
PUBLIC INSTITUTIONAL USES				

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Public service facility	S1	S1	S1	1/employee
Public use facility	X	X	X	3/1000 SF (UFA)
Public cultural facility	X	X	X	2/1000 SF (UFA)
Public school				
Elementary, Middle (junior high)	X	X	X	1.6/classroom
Secondary (senior high)	X	X	X	0.19/student
RECREATIONAL, ASSEMBLY USES				
Community garden	S1	S1	S1	1/10 individual garden plots/beds
Dance studio	X	X	X	3/1000 SF (UFA)
Place of assembly			X	0.3/fixed seat or 10/1000 SF (UFA)
Recreational facility, private	S1	X	X	4/1000 SF (UFA)
Recreational facility, commercial			X	4/1000 SF (UFA)
Temporary special event [2]	X	X	X	0.25/participant [L]
OTHER COMMERCIAL AND NON-RESIDENTIAL USES				
Alcoholic beverage sales				
Convenience retail (package only) [5]	S1/S2	S1/S2	S1/S2	[H]
Gasoline retail (package only) [5]	S1/S2	S1/S2	S1/S2	
Hotel (100+ rooms) (on premises only) [5]	S1/S2	S1/S2	S1/S2	
Restaurant (on premises only)	S2	S2	S2	
Sidewalk café (on premises only)	S1	S1	S1	
Small venue (on premises/package)	S2	S2	S2	
Special restaurant (on premises only) [5]	S1/S2	S1/S2	S1/S2	
Specialty retail (package only) [5]	S1/S2	S1/S2	S1/S2	
Temporary (on premises only)	S1	S1	S1	
Bank	X	X	X	
Catering shop	X	X	X	1/employee, plus 1/delivery vehicle/food truck, plus 1/1000 SF (UFA)

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Commercial kitchen	X	X	X	1/employee, plus 1/delivery vehicle/food truck plus 1/1000 SF (UFA)
Dry cleaning, small (<= 3000 SF (UFA))	X	X	X	1/employee on largest shift, plus 0.5/business vehicle, plus 2/1000 SF (UFA)
Medical/dental laboratory			X	1/employee on largest shift, plus 1/each facility vehicle
Medical marijuana dispensary [8]	X	X	X	2/1000 SF (UFA)
Off-street parking [6]	X	X	X	N/A
Personal services	X	X	X	5/1000 SF (UFA)
Pharmacy	X	X	X	2/1000 SF (UFA)
Restaurant				
Take-out (10 seats or less)	X	X	X	4/1000 SF (UFA)
Walk-in (120 or less occupant load)	X	X	X	8/1000 SF (UFA)
Walk-in (>120 occupant load)	X	X	X	0.25/person (according to the maximum capacity as determined by Building/Life-Safety Codes)
Retail (furniture, specialty)	X	X	X	1/1000 SF (UFA)
Retail bakery [7]	X	X	X	1/employee, plus 1/delivery/food truck plus 1/1000 SF (UFA)
Retail (convenience, gasoline)	X	X	X	4/1000 SF (UFA)
Retail (lawn and garden)	S1	S1	S1	4/1000 SF (UFA)
Storefront, residential-mixed use [4, 7]	X	X	X	Non-residential ratio + 1.5/dwelling unit
Vendors (all types)	S1	S1	S1	N/A
GENERAL NOTES:				
[1] Congregate living facilities of six (6) or fewer residents shall maintain one-thousand (1000) feet distance separation from each other.				
[2] Refer to sec. 27-282.16 for temporary special event application process and minimum standards.				
[3] Use only permitted in future land use category NMU-35.				
[4] Specific storefront uses are allowed as listed in this table.				

1	[5] Requests may process as an administrative special use permit (S-1) only when sales meet
2	the provisions in section 27-132. If any waivers are needed, the request shall process as an (S-
3	2).
4	[6] Interim parking is prohibited.
5	[7] Refer to sec. 27-282.20 for supplemental regulations related to this use.
6	[8] Refer to section 27-282.29 for supplemental regulations related to this use. Any request
7	to reduce distance requirements set forth in this section, shall be processed as a special use-2
8	permit (refer to article II, division 5). Requirements of this section shall serve as supplemental
9	special use criteria (refer to section 27-132).
10	PARKING-RELATED NOTES: ([C,D] are cumulative and may be combined (40% maximum
11	reduction); [E,F,G] may be combined together and/or with [C,D] (40% maximum reduction;
12	45% maximum conversion of standard parking spaces)
13	[A] UFA means 'usable floor area'.
14	[B] Reuse of existing structures with no change of use and no increase in UFA, shall not be
15	required to provide additional parking to meet the standards set forth in this table above. For
16	purposes of this specific provision, ONLY a change to or addition of a restaurant (<=120
17	occupants) or a medical/veterinary office (<=3000 SF) shall not be considered a change of
18	use.
19	[C] Reuse of existing structures up to 10,000 square feet including additions thereto, shall be
20	eligible for a reduction in required parking, for all uses, up to a maximum of 25% of the
21	required amount.
22	[D] Developments that mix 3 or more uses (individual establishments) within a common
23	building shall be eligible for a 15% reduction in total required parking.
24	[E] Construct on-street parking (non-dedicated & within the public right-of-way) immediately
25	adjacent to subject property for up to 25% of required spaces. (1:1 ratio)
26	[F] Up to 10% of required parking may be off-set with the installation of bicycle racks at a
27	rate of 1 vehicle stall = 5 bicycle slots.
28	[G] Up to 10% of required parking may be off-set with the installation of motorcycle parking
29	measuring 4' x 8'. (1:1 ratio)
30	[H] To calculate required parking, refer to parking ratio for principal use with which the
31	alcoholic beverage sales is associated.
32	[I] Visitor parking shall be provided onsite, in addition to required parking for the applicable
33	use type, at a rate of 0.25 spaces/dwelling unit.
34	[J] Development must qualify for applicable HUD funding/assistance and be for persons fifty-
35	five (55) and older to use this parking ratio. Visitor parking ratio shall not apply to this use
36	type.
37	[K] No additional parking spaces, above the required count provided for the associated
38	dwelling unit, shall be required for this use.
39	[L] "Participant" shall include event attendees, volunteers, and staff/workers. Event parking
40	shall be provided in addition to the required parking for the underlying use(s) on the subject
41	property(-ies). If the underlying uses(s) will not be operating at any time during the event,
42	then those required spaces for such use(s) may be included in the event's parking count.

Section 10. That **“Sec. 27-282.5. Home occupations.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

1 **“Sec. 27-282.5. Home occupations based business.**
2

3 Home based businesses shall comply with the following specific standards shall
4 apply to all home occupations and a special use permit is not required unless a
5 business of similar nature as the proposed home based business requires a special
6 use approval in any zoning district. In which case, a special use shall be required
7 for the home based business:

8 ~~(1) A home occupation shall include, but not be limited to, the following:~~
9 ~~domestic crafts such as seamstresses, sewing, tailoring, weaving, washing and~~
10 ~~ironing; beauty shops and barbershops (one chair operations only); dog grooming~~
11 ~~(provided no overnight keeping of animals); repair of small household appliances;~~
12 ~~private tutoring and instruction (limited to five (5) pupils at any one (1) time); and~~
13 ~~professional services.~~

14 (1) The home based business shall be located on property that has a
15 conforming residential use.

16 ~~(2) No person shall be employed other than members of the immediate family~~
17 ~~residing on the premises.~~ The home based business shall be incidental to the
18 primary function of the residence and whose maximum size shall not exceed more
19 than 25 percent of the floor area of the dwelling.

20 ~~(3) The use of the dwelling unit for the home occupation shall be clearly~~
21 ~~incidental and secondary to its use for residential purposes. Not more than~~
22 ~~twenty five (25) percent of the floor area of the dwelling unit shall be used in the~~
23 ~~conduct of the home occupation, and no outside display, storage or use of land is~~
24 ~~permitted.~~ All employees of the home based business who work in the residential
25 dwelling shall reside in that dwelling, except that a maximum of two employees
26 or two independent contractors who do not reside in the dwelling may work in
27 the dwelling at the homebased business. The business may have additional off-
28 site employees who do not work at the location of the residential dwelling. Off-
29 site employees may not visit the home based business for any reason connected
30 with the business.

31 (4) There shall be no change in the outside appearance of the building or
32 premises as a result of such occupation home based business, with the exception
33 of a nameplate which shall be attached to the principal structure, shall not be
34 illuminated, and whose maximum size shall not exceed two (2) inches by twelve
35 (12) inches.

36 ~~(5) No home occupation shall be conducted in any accessory building.~~ Vehicles
37 and trailers used in connection with the business must be parked in legal parking
38 spaces and comply with all City regulations in accordance with Article VI
39 Supplemental Regulations.

40 (6) No mechanical equipment shall be used for storage on the premises,
41 except such that is normally used for purely domestic or household purposes, nor
42 shall it create noise, vibration, glare, fumes, odors or electrical interference
43 detectable to the normal senses outside the dwelling unit. In the case of electrical
44 interference, no equipment or process shall be used which creates visual or

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audible interference in any radio or television sets off the premises, or causes fluctuations in line voltage.

(7) No commodity shall be sold on the premises nor displayed or warehoused on the premises for sale elsewhere.

(8) No traffic shall be generated by such home ~~occupation~~ based business in greater volume than would normally be expected in the neighborhood.

(9) A home ~~occupation~~ based business shall not be interpreted to include activities such as, but not restricted to, auto repair and tune-up, clinic, welding shop, animal hospital or kennel.

(10) The use can qualify for all local, state and federal licenses, certificates and permits.

(11) Walk-up retail transactions at the home based business shall occur only in the residential dwelling, incidental business uses, and activities may occur elsewhere on the residential property.

(12) These regulations shall not supersede the requirements of this Code related to the rental or occupancy of dwelling units or portions thereof.

(13) Parking related to the home based business activities shall comply with the parking requirements of this Code; however, the business shall not generate a need for parking, per the requirements of this Code, that exceeds the volume expected at a similar residence where no business is conducted."

Section 11. 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.

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

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				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
	gh.	Dance studio	3.5	1,000 sq. ft. GVA
	hi.	Dry-cleaning plant	1.0	employee on largest shift
			plus 0.5	vehicle operated by business
			plus 2.0	1,000 sq. ft. GFA
	ij.	Home occupation based business	2.0	dwelling unit
	jk.	Kennel	1.0	employee
			plus 0.1	each animal holding area
	kl.	Marina - boat and watercraft storage	0.5	slip or berth
	lm.	Marina sales and repair	1.0	employee
			plus 2.0	1,000 sq. ft. GFA
	mn.	Medical marijuana dispensary	3.0	1,000 sq. ft. GFA
			plus 1	Each delivery vehicle operated by the dispensary
	no.	Personal services	8.0	1,000 sq. ft. GFA
	op.	Pharmacy	3.0	1,000 sq. ft. GFA
	pq.	Printing	1.0	employee on largest shift
	qr.	Radio/TV studio	1.0	employee on largest shift
	rs.	Recreation, commercial and private	5.0	1,000 sq. ft. GFA

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	<u>st.</u>	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
	<u>tu.</u>	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>uv.</u>	Service station	5.0	1,000 sq. ft. GFA
	<u>vw.</u>	Temporary help agency	2.0 minimum	
			plus 1.0	employee
	<u>wx.</u>	Theatre	0.3	seat
	<u>xy.</u>	Vehicle repair	2.0	repair bay
			plus 1.0	employee
	<u>yz.</u>	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

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	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

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			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

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		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

..."

Section 12. 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.

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Section 13. CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 14. 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.

Section 15. 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/ Susan Johnson-Velez, Senior Assistant City Attorney