

Sec. 27-240. - East Tampa Overlay District Design Standards.

- (a) *Area description and boundaries.* The East Tampa Overlay District is an area consisting of residential neighborhoods, regional and local commercial centers and industrial areas. Within the district, there are major roadways which serve as the commercial and industrial corridors for the area, with the residential development primarily situated on the local streets.

That Part of Sections 1, 12 and 13, Township 29 South, Range 18 East, AND Sections 31, 32 and 33, Township 28 South, Range 19 East AND Sections 4, 5, 6, 7, 8, 9, 10, 16, and 17, Township 29 South, Range 19 East, all lying within the City of Tampa, Hillsborough County, Florida, lying within the following described boundaries to wit:

Beginning at the intersection of the centerline of Hillsborough Avenue (State Road 600) and the centerline of 50th Street, said intersection also being a point on the Easterly boundary of the corporate limits of the City of Tampa, as established by House Bill 734, approved by the Governor of Florida on, April 28, 1953, filed in the office of the Secretary of the State on, April 29, 1953; thence Southerly along said Easterly boundary of the corporate limits of the City of Tampa, to its intersection with the centerline of Dr. Martin Luther King, Jr. Boulevard (State Road 574); thence Easterly along said centerline of Dr. Martin Luther King, Jr. Boulevard and corporate limits of the City of Tampa, to its intersection with the centerline of 56th Street; thence Southerly along said centerline of 56th Street and corporate limits of the City of Tampa, to its intersection with the centerline of Interstate Highway 4 (State Road 400); thence Southwesterly and Westerly along said centerline of Interstate Highway 4, to its intersection with the Easterly boundary of the existing local Ybor City Historic District, as established per City of Tampa Ordinance 9324-A; thence Northerly along said Easterly boundary of the local Historic District, to the Northeasterly corner thereof; thence meandering Westerly and Southerly along said existing Historic District boundary, to its intersection with the centerline of Interstate Highway 4 (State Road 400); thence Westerly along said centerline of Interstate Highway 4, to its intersection with the Interstate Highway 275 (State Road 93); thence Northerly along said centerline of Interstate Highway 275, to its intersection with the centerline of Dr. Martin Luther King, Jr. Boulevard (State Road 574); thence Easterly along said centerline of Dr. Martin Luther King, Jr. Boulevard, to its intersection with the centerline of 15th Street; thence Northerly along said centerline of 15th Street, to its intersection with the centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 22nd Street; thence Northerly along said centerline of 22nd Street, to its intersection with the centerline of Henry Avenue; thence Easterly along said centerline of Henry Avenue, to its intersection with the centerline of 30th Street; thence Southerly along said centerline of 30th Street, to its intersection with centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 34th Street; thence Northerly along said centerline of 34th Street, to its intersection with the centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 37th Street; thence Northerly along said centerline of 37th Street, to its intersection with the centerline of Deleuil Avenue; thence Easterly along said centerline of Deleuil Avenue, to its intersection with the Westerly boundary of the Southerly 291.00 feet of the Northerly 700.00 feet of the Easterly 500.00 feet of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 33, Township 28 South, Range 19 East; thence Northerly along said Westerly boundary, to its intersection with the Westerly projection of the Southerly boundary of, Lot 8 of POWHATAN HILLS, a subdivision of record as recorded in Plat Book 40, Page 98, of the public records of Hillsborough County, Florida;

Thence Easterly along said Westerly projection and Southerly boundary of Lot 8, to and along the Southerly boundary of Lots 7, 6, 5, 4, 3, 2 and 1 of said POWHATAN HILLS, and its Easterly projection, to its intersection with the centerline of 43rd Street; thence Southerly along said centerline of 43rd Street, to its intersection with the centerline of Deleuil Avenue; thence Easterly along said centerline of Deleuil Avenue, to its intersection with the Easterly boundary of NORTHVIEW TERRACE SUB., a subdivision as recorded in Plat Book 41, Page 12, of the public records of Hillsborough County, Florida, said intersection also being, the Northerly projection of the Westerly boundary of Lot 19, of said NORTHVIEW TERRACE SUB.; thence Southerly along said Northerly projection and Easterly

boundary, to and along the Easterly boundary of said Lot 19, to the Southeast corner of said Lot 19, said Southeast corner, also being a point on the Northerly boundary of the following described parcel: Beginning at the intersection of the West boundary of Lot 60 of PLAT OF FUNK'S HOME PARK SUBDIVISION, as recorded in Plat Book 19, Page 9 of the public records of Hillsborough County, Florida, and the north right-of-way line of Hillsborough Avenue, said point lying 17.00 feet North of the Southwest corner of said Lot 60, thence Northerly along Easterly boundary of vacated alley abutting on the East of Block 2 of REVISED MAP OF RUBENSTEINS SUBDIVISION, as recorded in Plat Book 8, Page 38 of the public records of Hillsborough County, Florida, and the Northerly projection of said boundary, a distance of 532.70 feet, to a point lying 66.00 feet, more or less, Southerly of the Northerly boundary of the Southwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 33, Township 28 South, Range 19 East, thence Westerly 632.00 feet, thence Southerly to the north right-of-way line of Hillsborough Avenue, thence Easterly 632.00 feet, to the Point of Beginning, of said parcel; thence Easterly along said Northerly boundary, of the above described parcel, to a point on the Westerly boundary of Lot 50 of said, PLAT OF FUNK'S HOME PARK SUBDIVISION; thence Northerly along said Westerly boundary of Lot 50, to and along the Westerly boundary of Lot 49, of said PLAT OF FUNK'S HOME PARK SUBDIVISION, to the Northwest corner of said Lot 49, said Northwest corner, also being a point on the Northerly boundary of said PLAT OF FUNK'S HOME PARK SUBDIVISION; thence Easterly along said Northerly boundary of PLAT OF FUNK'S HOME PARK SUBDIVISION, and its Easterly projection, across the street right-of-way of 47th Street, to and along the Northerly boundary of the South ½ of the Southeast ¼ of the Southeast ¼ of said Section 33, Township 28 South, Range 19 East, to its intersection with said Easterly boundary of the corporate limits of the City of Tampa, said intersection also being a point on the centerline of said 50th Street; thence Southerly along said Easterly boundary of the corporate limits of the City of Tampa and centerline of 50th street, to its intersection with the centerline of Hillsborough Avenue (State Road 400), said intersection being the Point of Beginning.

~~(b) *Purpose and intent.* The purpose and intent of the East Tampa Overlay District is to promote a sustainable and economically viable mixed-use community, while protecting and preserving those areas that are predominately residential. The development and redevelopment of the area will need to meet specific design standards to preserve the unique character of the existing community. The Overlay District shall further the principles of Crime Prevention through Environmental Design (CPTED) through the incorporation of the principles of natural surveillance, natural access control, and territorial reinforcement.~~

(b) *Purpose and intent.* The purpose and intent of the East Tampa Overlay District is to insure that all types of new in fill development and major additions thereto are compatible in building and structural orientation, design elements, height, lot dimensional requirements, public safety, and other site spatial 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 encourage development that creates a sense of interest, promotes a physically attractive and functionally integrated environment and compatibility with pedestrian access.

(c) *Compliance.* Each application for new construction or major renovation, as defined in Chapter 27, City of Tampa Code of Ordinances, and/or any development undergoing a change of use/increase of intensity review, shall comply with all applicable overlay district and underlying zoning district standards and, if applicable, those specific standards outlined in the city council approved site plan. In cases of conflict, the more restrictive standard(s) shall apply. These are the minimum requirements that must be met in order to obtain design approval. Alternative design exceptions to these overlay district standards may be considered and approved by the zoning administrator or designee, if consistent with the stated purpose and intent of this section, subject to the procedures set forth in section 27-60. A zoning administrator determination, related to an alternative design exception to this section, is subject to the review method set forth in section 27-61.

(d) *Review procedures.* Final compliance with all site design, building design, and sign standards will be determined during the commercial site plan and building plan review process.

(e) *Density and setback.*

(1) *Residential.*

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

<u>Table 240.1 – Setbacks</u>	
Front:	<u>Front yard setbacks shall be determined by block averaging.[1]. [2]</u>
Side:	5'
Rear	15'
Corner:	5', except garage or carport openings which must maintain a minimum setback of 15'
<p><u>[1] An Alternative Design Exception may be given considered by the zoning administrator when the precedent pattern of development on the subject and immediately adjacent blocks is less than the current setback requirement.</u></p> <p><u>[2] Front of structure shall not be placed closer than 3'-0" from front property line.</u></p> <p><u>[3] ** The zoning administrator or designee may approve a waiver of the required front yard setback when the historical pattern of development on the subject block face is less than the current requirement. At no time may the waiver exceed the average front setback of the two adjacent properties; however, if the subject property is vacant, the applicant may submit historical maps and/or reference materials to the zoning administrator for administrative review. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. Second floor area(s) and above may be set back behind the averaged front setback, or in front of the averaged front setback, up to the front property line, to create an arcade feature. A separate encroachment application will not be required provided the projection(s) comply with the following criteria:</u></p>	

~~e. *Front yard setbacks:* Front yard setbacks shall be determined by block averaging. Variances may be given by the zoning administrator when the precedent pattern of development on the subject and immediately adjacent blocks is less than the current~~

~~setback requirement.~~

- ~~†. c. Orientation: The building fronts of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined as defined in section 27-161. Consideration may be given by the zoning administrator for an alternate orientation when building front orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation shall be in character with that pattern.~~
- ~~e. d. Garages, carports, vehicle storage areas: The structural edge of the vehicular entrance to the garage, carport, or other vehicular storage area, when oriented to the front yard, shall be constructed no closer to the street than the front wall of the principal structure. Parking: Off-street parking, access and loading shall comply with Article VI, Division 3, except as state below:~~

<u>Table 240.2 – Parking, Access, Loading</u>	
<u>No Garage/Carport/Porte Cochere</u>	<u>Parking shall be to the side of the structure or in the rear of property. No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance.</u>
<u>1-car or 2-car Garage/Carport/Porte Cochere</u>	<ol style="list-style-type: none"> <u>1. For all residential uses, no driveway shall be constructed from the road to the front yard face of any single-family attached, semi-detached or detached structure unless providing vehicular access to an attached carport or garage.</u> <u>2. No driveway shall be constructed from the road to the front yard face of any single-family use structure with a lot width dimension of thirty-three (33) feet or less where there is a non-vacated alleyway, unless providing vehicular access to an attached carport where there is a non-vacated alleyway.</u> <u>3. For single-family detached dwellings, the vehicular entrance to an enclosed garage must be setback a minimum two (2) feet or greater from the front façade of the building</u> <u>4. For two-dwelling, single-family semi-detached, single-family attached uses, the following standards shall apply.</u> <ol style="list-style-type: none"> <u>a. On site common surface parking area shall be located in the rear or side yard of the property. Crime prevention through environmental design (CPTED) techniques shall be incorporated in the design of all parking areas (i.e. visibility, access, and security)</u> <u>b. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curb cuts, subject to section 22-315, Same-Number permitted</u> <u>c. When parking is provided from the front, a minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit. Section 27-282.9(c)(2) shall not apply within the East Tampa Overlay District.</u>
<u>[1] Carports: One-story, unenclosed carports constructed as part of the principle structure may be placed within three feet of side yard property line, if in compliance with all life safety codes.</u>	
<u>[2] Alley access: If an existing lot is adjacent to an open and used public alley, vehicular access to the site may be provided from the alley as the primary, vehicular access point provided it meets minimum standards referenced in 27-283.12, Off-street parking space standards. Parking in alley right of way is not permitted.</u>	

- f. e. Fencing: The erection of chain link fencing within the front yards is prohibited. New construction and replacement of chain link fencing shall be prohibited. However, where there is an existing chain link fence it shall be permitted and any repairs to that existing chain link fence may also be permitted as long as it is in good standard.
- g. ~~Parking: No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance. All other development standards of the underlying zoning district must be met.~~
- h. f. Building design: Unpainted or unfinished block building walls, fences, or other walls are prohibited. All sides and elevations of buildings, walls, or block fences visible from public right-of-way or an adjacent parcel must be architecturally finished and maintained with congruous materials, such as brick, stucco, or textured concrete masonry units. For residential structures, paint over non-textured block shall not be considered architecturally finished. Windows are required on all sides of residential structure. Minimum window size is 12 square feet.
- i. g. Roof pitch: Minimum roof pitch for new residential structures shall be a minimum for porches of 4:12 or houses 5:12 (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.
- j. h. Floor height: The intent of requiring an elevated finish floor for residential development is to encourage compatible design with the historic housing styles which are characteristic of the East Tampa community. The finished floor height of all new single detached, single-family semi-detached, single-family attached shall be a minimum of eighteen (18) inches above the finish grade, measured along all sides of the structure. The finished grade shall not be the result of trenching or regrading around the structure for the purpose of satisfying this requirement and the site must meet all applicable stormwater requirements. The zoning administrator may consider waiving this requirement based on precedent on the subject and immediately adjacent blocks. The zoning administrator may consider a front yard encroachment for stairs reaching a height greater than thirty-six (36) inches above existing grade, that provide access to a front porch or front entry, where it is clearly demonstrated that the natural topography of a site, in combination with the minimum finished floor and front setback average requirements, as stated in this section, causes a design conflict. The finish floor height requirement does not apply to attached or detached garages.
- k. i. Accessory structures: The maximum height and separation from single family residential structures and detached garages or other accessory structures shall be governed by the underlying zoning district. However, if it can be shown that two (2) story accessory structures are a precedent characteristic of the subject block and immediately adjacent blocks within the district, the zoning administrator may approve a higher height limit equal to or less than that of the existing principal structures. The zoning administrator may also reduce the separation requirement between accessory structures and principal structures when it is demonstrated that it is the precedent characteristic of the subject block and immediately adjacent blocks within the district.

~~(2) Nonresidential. Any nonresidential lot of record existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be conforming and may be developed for any use permitted in the underlying zoning district. All development shall adhere to the standards of the underlying zoning district and other land development regulations.~~

~~(f) General building design standards (nonresidential).~~

~~(2) Nonresidential development.~~

- (a) Lot of Record established. Any nonresidential lot of record existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be conforming and may be developed for any use permitted in the underlying zoning district. All development shall adhere

to the standards of the underlying zoning district and other land development regulations.

(b) Site and building standards.

- (1) Unobstructed pedestrian access and shelter, shade and/or weather protection shall be provided along streets and public rights-of-way through the use of shade trees, awnings, arcades, balconies, overhangs, etc, and shall provide any other appropriate pedestrian amenities (e.g. benches), subject to subsection (i) below. Additionally, mass transit stops, when appropriate, shall be provided. Appropriate pedestrian amenities (e.g. benches, public art, public open space and street furniture) shall be demonstrated. These pedestrian amenities shall be integrated between the street/sidewalk to the building entry.
- (2) Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive through window services and queuing lanes shall be located no closer than fifty (50) feet to residentially zoned properties. Speaker systems shall not be aimed towards residentially zoned properties and the owner of the speaker shall provide evidence that the noise levels created by the speaker system do not exceed levels allowed by the city.
- (3) Unpainted or unfinished block building walls, fences or other walls are prohibited. All sides and elevations of buildings, walls, or block fences visible from public right-of-way or an adjacent parcel must be architecturally finished and maintained with congruous materials, such as paint, brick, stucco, or textured concrete masonry units.
- (4) Doors, windows, and other architectural features shall be used to break large wall planes into smaller components. ~~No more than thirty (30) percent of consecutive front~~ less than seventy-five (75%) of contiguous façade that is oriented to and visible at ground level from public rights-of-way ~~may~~ shall remain unembellished, without fenestration or architectural detail.
- (5) The principle façade and entry to the building shall front the public right(s)-of-way (or may be located off the courtyard if applicable) and must shall be accessible from the sidewalk. The relationship of the street frontage to business shall assure pedestrian safety and retail visibility. At least fifty (50) percent of the ground level of the principal building front façade and corner façade, (if there is a main entry to a principal use of the building) shall be constructed of transparent materials or fenestrated. The required fifty (50) percent transparency must shall be equally distributed on the wall plane.
- (6) All outdoor light fixtures ~~must shall~~ be installed in order to light all public use areas adjacent to the building (e.g. entryway, courtyards, parking lots, etc.). ~~Light fixtures shall be aimed away from residentially zoned properties and shall be of an intensity that does not create a negative impact on the adjacent residential properties.~~ Illumination and specific footcandle requirements for uses shall adhere to current Illuminating Engineering Society (IES) Handbook.
- (7) Continuous sidewalks shall be provided along the entire length of street frontage, and shall be aligned with and connected to that of adjacent and contiguous properties.
- (8) For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection (e.g. striping paved area to show pedestrian connectivity), not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to section 22-315 of the City of Tampa Code of Ordinances.
- (9) The entrance to all service bays for automotive repair and service business must be oriented away from view of any arterial or collector roadway(s) and residentially zoned properties. All automotive repair and service shall take place within the fully enclosed area of the building in which such use is located.
- (10) Chain link and wooden fences are prohibited except during construction. Such construction fencing shall be removed prior to obtaining any certificate of occupancy. Zoning lots that do not have frontage on an arterial or collector road may use black, vinyl-clad chain link or decorative wire fencing material, except along property lines subject the requirements of section 27-284. Decorative fencing for the purposes of implementing CPTED principles is ~~encouraged~~ required.
- (11) All open storage areas, as defined in Chapter 27, City of Tampa Code of Ordinances, and building systems (i.e. mechanical HVAC, Generator, etc. equipment) equipment must shall be screened with one-hundred percent (100%) opaque material, which is compatible with the materials used on the nearest façade of the principal principle structure.

(12) Rooftop equipment, and building systems (i.e. mechanical HVAC, Generator, etc. equipment) excluding vents and stairwell accesses, which is are visible at ground level from the centerline of abutting public right(s)-of-way, shall be screened from view through use of parapet walls, screens, or other building elements or design features.

(c) Parking, Access and Loading standards.

- (1) 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).
- (2) The façade of freestanding any multi-family parking structures fronting public right(s)-of-way and in a commercial zoning district must be designed so residential units front the public right(s)-of-way.
- (3) The façade of freestanding any parking structures fronting public right(s)-of-way shall consist of commercial, retail, or office uses on the ground level.
- (4) Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curb-cuts, subject to section 22-315.
- (5) An alternative parking placement may be considered by the zoning administrator (and/or his or her designee) if consistent with the purpose and intent described in this section. Alternative parking layouts shall provide increased landscape buffering (e.g., one (1) tree for every twenty (20) feet of vehicular use area (VUA) abutting the public right(s)-of-way and a landscape screening consistent with section 27-285, vehicular use areas, with the exception that planting be done at thirty (30) inches on center, and increase pedestrian amenities (e.g., street furniture, decorative paver blocks, planters, etc.).

(g) (d) Landscape, buffers and screening.

- (1) Residential development shall meet the landscaping and buffering requirements of this chapter and Chapter 13, Tree and Landscaping Code.
- (2) Nonresidential landscaping standards shall be as follows: development shall meet the landscaping and buffering requirements of this chapter and Chapter 13, Tree and Landscaping Code, unless this section imposes more stringent standards than these standards set forth below shall govern as follows:
 - a. An eight-foot landscape buffer shall be provided along the boundary of all vehicular use areas abutting public right-of-way. Said buffer shall contain one (1) four-inch caliper tree per thirty (30) linear feet of vehicular use area abutting a right-of-way, and a two-foot hedge planted requirements of section 27-285. Buffer trees may be grouped and larger diameter trees may be substituted on a two-inch for one-inch basis within an alternative design concept and considered on a case by case basis. Trees adjacent to surface parking areas should be trimmed to maintain a six-foot clear height, hedges and bushes should be trimmed to maintain a maximum of two (2) feet in height.
 - b. All portions of each site that are not devoted to building or paving shall be landscaped. No more than thirty (30) percent of the landscaped area may be grassed, the balance shall be landscaped in shrub and ground covers.
 - c. Properties adjacent to residentially zoned properties shall maintain a fifteen-foot landscaped buffer and six-foot high masonry wall. Said buffer shall consist of at least one tree per sixty (60) linear feet of abutting property.
 - d. All landscaping and tree planting plans, and irrigation plans installed shall be inspected in accordance with Sec. 13-27(f)(1) & (2), and must shall be maintained in good order accordance with Ch. 19 of the City of Tampa Code of Ordinances.

(h) (e) General sign standards. Signs shall meet all requirements of Article VI, Division 6, unless specific design standards as outlined herein. The following sign standards shall apply to new signs:

- (1) Billboards and/or off-site signs are prohibited. Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.
- (2) No sign on a parcel adjacent to or within one hundred (100) feet of a residence shall be

illuminated from 11:00 p.m. to 7:00 a.m., except where the premise that the sign advertises is open for business. At no time shall the light from a sign be directed towards a residence.

- (3) Signs shall meet all other requirements of Article VI, Division 6. Parcels permitted to have more than one (1) building sign per Article VI, Division 6, City of Tampa Code of Ordinances, may not have those signs abut at the corner of a building. A minimum separation of ten (10) feet shall be required between such signs. A minimum separation of four (4) feet shall be maintained between signs on the same façade. No individual building sign shall exceed twenty-five (25) square feet. Text shall not exceed twelve (12) inches in height.
- (4) Freestanding signs for single occupancy parcels shall be limited to a maximum of fifty (50) square feet in dimension per sign face. Such signs are limited to a maximum height of ten (10) feet at a setback of five (5) feet, subject to the requirements of section 27-283.5.
- (5) Freestanding signs for multiple occupancy parcels which are entitled to one (1) sign shall be limited to a maximum of one hundred (100) square feet in dimension per sign face. Such signs are limited to a maximum height of ten (10) feet, subject to the requirements of section 27-283.5.
- (6) Freestanding signs shall be subject to the following additional provisions: for every one (1) foot of additional setback provided, the height of the freestanding sign may be increased by one (1) foot to a maximum of twenty (20) feet. The freestanding sign shall consist of a single pier or pillar with a minimum diameter or horizontal dimension of twenty-four (24) inches, or alternatively, by two (2) piers or pillars each with a minimum diameter or horizontal dimension of twelve (12) inches. The sign structure shall be made of materials consistent with and maintain compatible architectural design with the principal building it serves. Furthermore, the sign shall have a decorative base with a minimum height of two (2) feet and a minimum length of not less than eighty (80) percent of the maximum length of the sign face.
- (7) If a multiple occupancy parcel is entitled to more than one (1) freestanding sign, per Article VI, Division 6, then all allowable freestanding signs may be combined into a single freestanding sign not to exceed one hundred (100) square feet per sign face. Ground signs are limited to a maximum height of fifteen (15) feet and pylon signs shall be limited to twenty (20) feet.
- (8) The surface area of all shapes, letters, numbers, symbols or illustrations on a marquee, canopy or awning sign shall not exceed twenty-five (25) percent of the marquee, canopy or awning sign surface. Only awnings and canopies constructed of opaque material may be illuminated.
- (9) Building signs shall not exceed more than one (1) square foot per one (1) linear foot of building frontage facing a public street. No wall sign shall extend more than twelve (12) inches out from the wall to which it is attached nor shall it extend more than eighteen (18) inches into the public right-of-way.

(i) (f) Encroachments. Encroachments into the public right-of-way for awnings, awning signs, architectural features, streetscape features or street furniture may authorized by the department of public works. A separate encroachment application for awnings and architectural features may not be required provided the projections comply with the criteria listed in section 27-204(g)(1) through (5) of the City of Tampa Code of Ordinances.

(j) (g) ~~Transit stops~~ *Multi-modal, Transit Stops Facilities, and Transit Shelters* provisions. Wherever possible, development within the East Tampa Overlay District shall be designed to maximize the efficiency of mass transit multi-modal transit options. Refer to Section 22-134, 22-135 and 22-136. The developer shall coordinate with the City of Tampa and the Hillsborough Area Regional Transit (HARTline) system to determine if the site warrants transit stop improvements such as easement dedication or transit shelters. These improvements may be considered for justification for the reduction of up to twenty (20) percent of the required parking spaces.

1. The developer shall coordinate with the City of Tampa and the Hillsborough Area Regional Transit (HARTline) system to determine if the site warrants transit stop improvements such as easement dedication or transit shelters. These improvements may be considered for justification for the reduction of up to twenty (20) percent of the required parking spaces.

(h) Frontage types and other supplemental regulation.

- i. Such features shall be at least eight (8) feet above grade and have a maximum projection into the right-of-way of six (6) feet.
- ii. Building columns are allowed as support columns only and may not project into vehicular portion of public right-of-way.
- iii. Encroachments shall leave street corners free of obstruction to allow for safe traffic movement and proper placement of utilities.
- iv. Proper lighting underneath overhangs shall be provided and maintained by the property owner.
- v. A hold harmless agreement must be signed by the owner and submitted to, and approved by, the city attorney's office prior to issuance of building permits.
- vi. Land development coordination shall review for the encroachments. Arcade areas may not be enclosed or screened.