

PRIVATELY INITIATED TEXT AMENDMENT REQUEST

AMENDMENT CYCLE – JANUARY 2021

APPLICANT – ALEX SCHALER / TYLER HUDSON

Sec. 27-283.7. Number of off-street parking spaces.

The number of off-street parking spaces shall be as set forth in PKG Table 1. Provided, however, the number of required off-street parking spaces for property in the central business district shall be as set forth in Article III, Division 2, Subdivision 3, section 27-187. Provided further, the number of required off-street parking spaces for property in the Channel District shall be as set forth in Article III, Division 2, Subdivision 4, section 27-200.

PKG TABLE 1

TABLE OF REQUIRED PARKING SPACES

	Use	Spaces	Per Unit
(1)	Commercial/retail uses:		
a.	Adult uses	0.3	seat
		plus 3.3	1,000 sq. ft. GFA
b.	Appliance and equipment repair	5.0	1,000 sq. ft. GFA
c.	Bank:		
	Walk-in	4.0	1,000 sq. ft. GFA
	Drive-in	plus queuing spaces	Transportation Division standards
d.	Bar, lounge, bottle club	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
e.	Blood donor center	2.0 minimum plus 1.0	employee
f.	Carwash	0.8	employee
g.	Catering shop/retail bakery/commercial kitchen	1.0	employee
		plus 1.0	delivery vehicle/food truck
		plus 2.0	1,000 sq. ft. GFA
g.	Dance studio	3.5	1,000 sq. ft. GFA
h.	Dry-cleaning plant	1.0	employee on largest shift
		plus 0.5	vehicle operated by business
		plus 2.0	1,000 sq. ft. GFA
i.	Home occupation	2.0	dwelling unit
j.	Kennel	1.0	employee
		plus 0.1	each animal holding area
k.	Marina - boat and watercraft storage	0.5	slip or berth
l.	Marina sales and repair	1.0	employee
		plus 2.0	1,000 sq. ft. GFA

	m.	Medical marijuana dispensary	3.0	1,000 sq. ft. GFA
			plus 1	Each delivery vehicle operated by the dispensary
	n.	Personal services	8.0	1,000 sq. ft. GFA
	o.	Pharmacy	3.0	1,000 sq. ft. GFA
	p.	Printing	1.0	employee on largest shift
	q.	Radio/TV studio	1.0	employee on largest shift
	r.	Recreation, commercial and private	5.0	1,000 sq. ft. GFA
	s.	Retail:		
		Bakery	—	see (1)g. above
		Department store (freestanding)	3.0	1,000 sq. ft. GFA
		Furniture	1.0	1,000 sq. ft. GFA
		Grocery	4.0	1,000 sq. ft. GFA
		Regional mall	4.0	1,000 sq. ft. GFA
		Specialty shops	1.1	1,000 sq. ft. GFA
		Strip shopping center	4.0	1,000 sq. ft. GFA
		All other retail	4.0	1,000 sq. ft. GFA
	t.	Restaurant:		
		Walk-in	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
		Drive-in	plus queuing	Transportation Division standards
	u.	Service station	5.0	1,000 sq. ft. GFA
	v.	Temporary help agency	2.0 minimum	
			plus 1.0	employee
	w.	Theatre	0.3	seat
	x.	Vehicle repair	2.0	repair bay
			plus 1.0	employee
	y.	Vehicle sales and leasing	2.0	1,000 sq. ft. GFA
(2)	Industrial/warehouse uses:			
	a.	Junkyard/landfill	1.0	employee
	b.	Maintenance or storage facility	1.0	employee on largest shift
	c.	Manufacturing, light and heavy	0.6	employee on largest shift
	d.	Medical Marijuana processing facility	0.6	Employee on largest shift
	e.	Radio/TV transmitter site, utility transmission site	1.0	employee on largest shift
	f.	Research activity	1.4	employee
	g.	Transportation service facility	7.0	1,000 sq. ft. of waiting area
			plus 0.45	employee

	h.	Warehouse and wholesale trade	0.6	employee on largest shift
	i.	Warehouse, mini	1.0	employee on largest shift
			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
			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
		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) ^{1,4}	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

Notes:

- ¹ Off-street parking is not required for gardens in the YC-, CBD-, and CD-districts.

2. Subject to section 27-282.16(c), the following provisions may be used in any combination:

- i. Up to 20% of required parking may be off-set with the installation of bicycle racks/corral, at a rate of 1 vehicle stall = 2 bicycle slots (in racks). One (1) bicycle slot = 2' x 6' (corral);
- ii. Up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' x 8'. Motorcycle spaces are counted on a 1:1 with automobile parking spaces;
- iii. Up to 30% of the required parking spaces attributed to attendees (not event workers), may be off-set through the use of alternative transportation modes, subject to section 27-282.16(3);
- iv. Up to 100% of the required spaces attributed to event workers/volunteers may be provided off-site with a detailed description of method(s) for transport, for such persons, to and from the site;
- v. Up to 100% of the required spaces attributed to any on-site residents attending the event, may be accounted for using existing, on-site resident's parking, or may be provided off-site, with a detailed description of method(s) for transport, for such person, to and from the site.

³ Multiple-family residential projects within the Central Business District (CBD) Periphery shall require 1.0 space/dwelling unit.

⁴ Visitor parking requirement does not apply to multiple-family residential projects within the Central Business District (CBD) Periphery.

⁵ For all developments within the Central Business District (CBD) Periphery, on-street parking (non-dedicated & within the public right-of-way) provided immediately adjacent to subject property shall count for up to 25% of required spaces. Up to 10% of required parking may be off-set with the installation of bicycle racks at a rate of 1 vehicle stall = 5 bicycle slots and up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' x 8'.

(Ord. No. 2017-132, § 13, 8-24-2017; Ord. No. 2018-176, § 12, 11-1-2018; Ord. No. 2019-1, § 3, 1-10-2019)

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Sec. 27-283.14. Off-street loading space—Required.

- (a) Every use requiring the receipt or distribution by vehicles of materials and merchandise shall have one (1) or more loading berths or other space for standing and loading on the same or adjoining premises. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Also, a required loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials or to meet off-street parking requirements or in conducting the use.
- (b) The requirements in the following table shall apply only to new structures or additions to structures, and shall not be considered to make any existing structure nonconforming for lack of such off-street loading:

**TABLE 1
OFF-STREET LOADING REQUIREMENTS**

Land Use Classification	Space Requirements
Office, hotels and residential uses	1 loading berth for every 100,000 sq. ft. of floor area, up to a maximum of 5 berths
Industrial and commercial uses as follows:	Minimum number of berths required:
Under 8,000 square feet	none
8,000—25,000 square feet	2 berths
25,000—50,000 square feet	3 berths
50,000—100,000 square feet	4 berths
Over 100,000 square feet	5 berths

- (c) For any land use that is not categorized in the above table, the department of public works, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

(d) Developments within the Central Business District (CBD) Periphery shall not be required to have more than a single loading berth.

Sec. 27-283.15. Same—Standards.

All off-street loading spaces shall meet the following standards:

- (1) Off-street loading spaces shall be located and arranged so that a semitrailer truck (WB 50 class) shall be able to gain access to and use such spaces by means of one (1) continuous parking maneuver, **except for those developments located within the Central Business District (CBD) Periphery, for which this requirement shall not apply.**
- (2) Loading space shall meet the minimum setbacks established for structures.
- (3) All loading space and maneuvering space shall be surfaced with an all-weather material which shall be maintained in a safe, sanitary and neat condition.
- (4) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of travel lanes, walkways, public or private streets or adjacent properties.
- (5) Each required off-street loading space shall have a minimum width of twelve (12) feet and a minimum vertical clearance of sixteen (16) feet above finished grade of the space. The length shall be a minimum of thirty (30) feet for local delivery and sixty (60) feet for tractor trailers. A maximum of two-thirds of the required loading spaces can be used for local deliveries.
- (6) Where the off-street loading space requirements of a specific use or development can be shown to require fewer loading spaces than the requirements of this article, the department of public works may authorize a reduction [in] number of loading spaces. The applicant must demonstrate the reduced loading space demand for development to the department by submitting the appropriate traffic data either prepared by a professional traffic engineer or approved by the city traffic engineer. The department of public works shall either approve or deny the request for reduction in loading spaces, based on their review of the submitted traffic data and the professional guidelines for traffic generation. If the department of public works denies the request for a reduction in loading spaces, the applicant may appeal the decision to the variance review board or the Architectural Review Commission (in historic districts, generally, or landmark sites) or the Barrio Latino Commission (in the Ybor City Historic District).

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Sec. 27-284.3.3. Landscaped area and tree planting requirements.

- (a) *Buffers and screening between specific use types.* In order to reduce the impacts of a new or expanded use of land on adjacent existing uses, which are of a significantly different character, certain buffering and screening shall be required, as set forth in Table 284.3.3, under "Buffer/Screen," below.
 - (1) A buffer consists of a horizontal distance from a property line, which shall only be occupied by permitted screening, drainage (stormwater) areas, utilities (excluding solid waste storage facilities) and landscaping materials.
 - (2) Compliance with Buffer/Screen (Table 284.3.3 - A.4, B.4, C.4) is required in all cases of new construction, change of use, or expansion of use or structure, subject to the following exceptions:
 - a. Addition to an existing structure, which increases the intensity of, or is a change of use, which is less than or equal to five hundred (500) square feet or five (5) percent, whichever is less. This exemption may be exercised only once during the life of the building.
 - b. In cases where an addition or change of use exceeds five hundred (500) square feet or five (5) percent, and where a fifteen-foot buffer would now be required, the buffer may include the loading area, only when no alternative location exists. In such cases, the six-foot high masonry wall is required.
 - (3) Alternative design exceptions to the applicable "Buffer/Screen" standards set forth in Table 284.3.3 (A.4, B.4, C.4) below, may be considered by the designated reviewing official, pursuant to section 27-60.
- (b) *Landscaped area.* The following minimum amount of landscaped area and recommended trees shall be required for the following land uses:

TABLE 284.3.3 LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING				
KEY [7]	UFA: Usable floor area	VDA: Vehicle display area VUA: Vehicular use area	LA: Landscaped area MIN: Minimum	SF: Square feet OC: On center
REQUIRED LANDSCAPED AREAS, PLANTINGS, BUFFERS AND SCREENING MATERIALS BY YARD/USE [1, 3, 4, 5, 14, 15]				
(A) Group A Uses				
(A.1) Specific Use Type [8]	(A.2) MIN Landscaped Area	(A.3) MIN Required Trees [10]	(A.4) Buffer/Screen between Certain Uses (see (E) below) [8, 9]	
			Adjacent Use 18	Buffer Width
Single-family detached; two-family	25% of parcel	1 per 2,000 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)	Other Group A principal use:	5'
			Any other use:	0'

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		to parcels with overall credit on Tree Retention-Mitigation Equivalency Table, see section 27-284.4.1)		
Single-family semi-detached/attached, with VUA [11]	350 SF per townhouse	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)		
Single-family semi-detached/attached, without VUA	350 SF per townhouse	1 per 1,500 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)		
Multi-family with VUA [11] 171	350 SF per unit (MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)	Single- or two-family use: Multi-family:	5' 0'
Multi-family without VUA 171	750 SF per unit (MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands)	Other Group A principal use: Other Group B use:	5' 10'
Multiple-family (≥6 stories) with VUA	30% of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands; MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of building footprint(s), VUA, publicly contributed/platted wetlands)	Auto repair/maintenance/storage, light manufacturing, supply yard:	15'

Multiple-family (≥6 stories) without VUA	30% of parcel (exclude area of building footprint(s), publicly contributed/platted wetlands; MIN 50% shall be part of common space, easily accessible to all units)	1 per 1,500 SF of parcel (exclude area of publicly contributed/platted wetlands)	Other Group C use:	15'
Any other Group A use [8]	(a) Refer to (D) for VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	(a) Refer to (D) VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	Other Group A principal use:	0'
			Single- or two-family:	5'
			Multi-family:	5'
			Other Group B use:	10'
			Auto repair/maintenance/storage, light manufacturing, supply yard:	15'
			Other Group C use:	15'
(B) Group B uses				
(B.1) Specific Use Type [8]	(B.2) MIN Landscaped Area	(B.3) MIN Required Trees [10]	(B.4) Buffer/Screen between Certain Uses (see (E) below) [8, 9]	
			Adjacent Use [18]	Buffer Width
Any other Group B Use [8]	(a) Refer to (D) for VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	(a) Refer to (D) VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	Other Group A principal use:	10'
			Single- or two-family:	10'
			Multi-family:	10'
			Other Group B use:	0'
			Auto repair/maintenance/storage, light manufacturing, supply yard:	15'
			Other Group C use:	10'
(C) Group C Uses				
(C.1) Specific Use Type [8]	(C.2) MIN Landscaped Area	(C.3) MIN Required Trees [10]	(C.4) Buffer/Screen between Certain Uses (see (E) below) [8, 9]	
			Adjacent Use [18]	Buffer Width
Any other Group C Use [8]	(a) Refer to (D) for VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	(a) Refer to (D) VUA, as applicable (b) Refer to A.4 Buffer/Screen standards, as applicable	Other Group A principal use:	10'
			Single- or two-family:	15'
			Multi-family:	15'
			Other Group B use:	0'
			Auto repair/maintenance/storage,	15'

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			light manufacturing, supply yard:	
			Other Group C use:	10'
(D) VUA; VDA				
(D.1) Specific Use Type [8]	(D.2) MIN Landscaped Area	(D.3) MIN Required Trees [10]	(D.4) Buffer/Screen between Certain Uses (see (E) below) [8, 9]	
			Adjacent Use [18]	Buffer Width
Expanding existing nonresidential with VUA: >25 %, but <50 %	Same as VUA standards below	Same as VUA (b) below [16]	Refer to Buffer/Screen standards for Group A, B, C uses, as applicable	
VUA	(a) ≥50% of required trees shall be planted interior to VUA	(a) 1 per 1,500 SF of VUA on a parcel	Refer to Buffer/Screen standards for Group A, B, C uses, as applicable	
	(b) Remainder of required trees shall be planted in any other required LA/buffer on the parcel	(b) 1 per 40' of VUA frontage along right-of-way		
	(c) Interior VUA trees not required for sites with <10 spaces	(c) 1 per 5,000 SF of loading docks on a parcel		
	(d) Planting required for loading docks shall:	(d) 1 per 1,500 SF of VDA		
	1. Be placed outside of loading dock around its perimeter	(e) 1 per 40' of VDA frontage along right-of-way		
	2. Planting required for loading docks owned/leased by Tampa Port Authority shall be exempt			
	(e) VUA's perimeter LA adjacent to any right-of-way:			
	1. MIN width: 8'			
	2. Hedge/shrub:			

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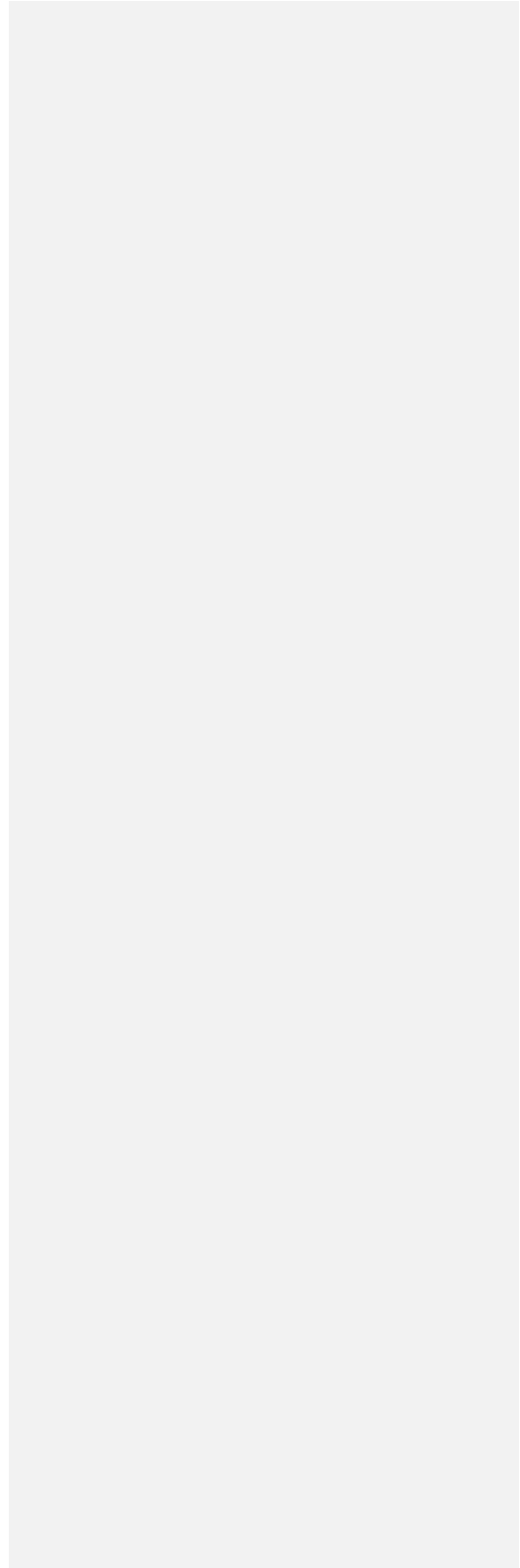
	i. MIN 2' tall at time of planting			
	ii. Shall reach 30" within 12 months after install			
	iii. Shall run entire length of frontage along right-of-way			
	iv. If a fence/wall is located in this area, 1 shrub/vine is required every 10' of screen			
	3. Tree: MIN 1 per 40'			
	(f) LA's shall not be separated by >20 lineal (side-by-side) parking spaces, nor by an average of >10 lineal (side-by-side) parking spaces for the entire VUA			
	(g) ≥20% of VUA shall be landscaped			
	(h) Parking structures screened to 80% opaque from outside view with respect to stationary vehicles			
	(i) In no instance shall any required LA be encroached upon by any type of parked or moving vehicle, boat, mobile home, travel trailer or heavy construction equipment	(a) 1 per 1,500 SF of VUA on a parcel (exclude loading docks)		
VDA	(a) ≥50% of required trees shall be planted interior	Same as VUA standards above		

	<p>to VUA</p> <p>(b) Remainder of required trees shall be planted in any other required LA/buffer on the parcel</p> <p>(c) VDA's shall be separated from all public right(s)-of-way: same as VUA</p> <p>(e) above</p>	
(E) Buffer Standards between Certain Uses by Buffer Dimension (see A.4, B.4, C.4)		
(1) 5' buffer	<p>1. A row of evergreen trees such as ligustrum, podocarpus, red cedar or holly which are planted twenty (20) feet on center. Trees shall be eight (8) to ten (10) feet in height with four- to six-foot spread and thirty (30) gallons at planting.</p> <p>2. A row of evergreen shrubs between trees such as viburnum, ligustrum, holly or juniper planted five (5) feet on center. Shrubs shall be seven (7) gallons, thirty (30) to thirty-six (36) inches high and twenty-four-to thirty-six-inch spread (multi-stemmed) at planting.</p> <p>3. Lawn, low-growing evergreen shrubs, evergreen ground cover or rock mulch covering the balance of the buffer.</p>	
(2) 10' buffer	Same as 5' buffer above.	
(3) 15' buffer	<p>1. Lawn, low-growing evergreen shrubs, evergreen ground cover, covering the balance of the buffer; and</p> <p>2. A finished masonry wall located within the required buffer, such wall to be a minimum height of six (6) feet above finished grade. The wall may be placed at the property line. For purposes of this section, a finished masonry wall includes but is not limited to stucco, brick or any other decorative cover or finish. In cases where the required wall will be located within the protective radius of a protected or grand tree that is required to be preserved, and cannot be constructed with a stem wall or similar construction method to avoid conflict with that radius, the applicant may install a solid PVC fence, except in local historic districts, at a minimum of six (6) feet above finished grade, in lieu of the masonry wall;</p> <p>3. For uses in Group B and C, property lines abutting right-of-way across from residentially zoned property shall be buffered as follows:</p> <p>a. Property lines along the front/main entrance of the building shall be landscaped according to B.1-B.3 and/or C.1-C.3.</p> <p>b. Property lines along the side or rear walls of the building shall be buffered with a six-foot high finished masonry wall or a five-foot wide landscaping buffer as provided in section 27-284(2)a. above. This buffer does not apply to point of ingress and egress for driveways or pedestrian accessways.</p>	
NOTES:		
[1] Refer to City of Tampa Tree Matrix (refer to section 27-284.3.2) and Technical Manual for allowable species, required planting sizes, required planting methods, and general landscaping regulations.		
[2] To be used in locations where no pavement or walkways are located.		

[3] Required compliance for new construction; required compliance if expansion of UFA is a MIN of twenty-five (25) percent of existing UFA.
[4] If expanding VUA, required compliance for newly expanded area.
[5] Type 2 or 3 species, designated for planting in proximity to overhead electrical lines, may be planted in lieu of required type(s), where such lines are present (refer to City Tree Matrix section 27-284.3.2).
[6] The wall may be placed at the property line. A finished masonry wall includes but is not limited to: stucco, brick or any other decorative cover or finish. In cases where the required wall will be located within the protective radius of a protected, specimen, or grand tree that is required to be preserved, and cannot be constructed with a stem wall or similar construction method to avoid conflict with that radius, the applicant may install a solid PVC fence, except in local historic districts, at a minimum of six (6) feet above finished grade, in lieu of the masonry wall.
[7] See also section 27-43 Definitions.
[8] Required buffer/screen between specific use types, by "use group," as identified in respective use tables, set forth in article III of this chapter. Additional Buffer/Screen requirements: Mechanical/air conditioning equipment, outdoor storage areas, solid waste facilities, and parking areas shall not be located within the required buffers.
[9] Retention of existing vegetation shall be maximized, to the extent practical, wherever such vegetation contributes to required buffering/screening, or to the preservation of non-hazardous, protected, specimen, and/or grand trees.
[10] Round up to the next whole number when calculating total required trees.
[11] Development shall also comply with applicable VUA landscaped area and buffer/screen requirements.
[12] Alternative VUA landscape designs may be considered, pursuant to section 27-60, if the alternative design preserves existing protected, specimen, and/or grand trees, or will result in significant water usage savings. The natural resources coordinator shall consult with the zoning administrator/planning and urban design manager, as applicable, prior to rendering a decision.
[13] LA between adjacent parcel, VUA's, and VDA's not required where:
i. VUA abuts existing durable landscape screen and LA on abutting parcel; and,
ii. The existing screen may be used to satisfy the requirements of this section provided all applicable standards of this division are met.
[14] Landscaped Areas/Buffers in Yards. For the purpose of this section, LA's and buffers may be included within required yards of a parcel.
[15] Public service facilities and infrastructure. All development and land uses that require installation of any public or private utility facilities or infrastructure, including but not limited to backflow preventers, electrical substations, pump stations, fire service detectors, check valves, large meter installations and/or other above ground pipe fixtures, shall provide landscaping with a screen, a vault enclosure, or underground placement. This provision shall not apply to above ground fuel storage tanks on parcels developed principally for petroleum bulk storage and processing, except as required above and when abutting a public use facility.
[16] Tree(s) to be planted shall be either "medium" or "large," Type 1, 2, or 3 trees.
[17] Multiple-family residential developments located within the Central Business District (CBD) Periphery shall be permitted to adhere to the Multiple-family (≥6 stories) minimum landscaped area requirements, applying a calculation based on percentage of parcel area in lieu of a square footage/unit provision.
[18] "Adjacent Use" merely means the actual use then-existing on the adjacent property, if any, and not permitted uses allowable in the applicable zoning district.

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(Ord. No. 2019-54, § 33(Exh. A), 4-18-2019; Ord. No. 2020-166, § 47, 12-17-2020)



Sec. 27-284.3.4. Landscaped area, in-lieu calculation and payment general procedure.

(a) When minimum landscaped area is reduced by variance or rezoning, a contribution in the form of an in-lieu payment shall be made. Developments which do not provide the minimum amount of landscaped area as established above, and for which a variance or waiver is granted, **except as described below**, shall contribute funds through the in-lieu payment process, to an appropriate landscape area trust fund established by section 16-46 of the City Code. Seven (7) landscape districts, as shown on Map 3.1, are established.

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Developments located within the Central Business District (CBD) or Central Business District (CBD) Periphery shall be permitted to contribute funds through the in-lieu payment process without the obtaining of a waiver, in accordance with Section 27-139 (4), or a variance, in accordance with Section 27-76.

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(1) The natural resources coordinator may consider alternative design exception of no more than twenty-five (25) percent of the required landscape area, pursuant to section 27-60, provided the developer can show that practical hardships exist associated with the physical dimensions of the lot, the existence of grand or protected trees, wetlands, or other similar physical constraints. The increased residential density or nonresidential square footage intensity of the development shall not be included as a qualifying hardship.

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(2) Calculation of a landscaped area in-lieu payment. The in-lieu payment shall be calculated in accordance with the following method/formula:

a. Calculation of in-lieu payment of landscape area is as follows:

The amount of the payment shall be determined by dividing the total assessed land value, according to the current records of the Hillsborough County Property Appraiser's Office, in the individual district by the total land area for that individual landscape district times the square foot reduction of landscape area. The fee schedule is effective the date of the adoption of this section.

An example of the in-lieu payment process in District # 3 is as follows:

Required landscape area for four (4) unit townhouse without vehicular use area = 4 × 750 sq. ft.
landscape area = 3,000 sq. ft. landscape area

Proposed landscape area 2,588 sq. ft.

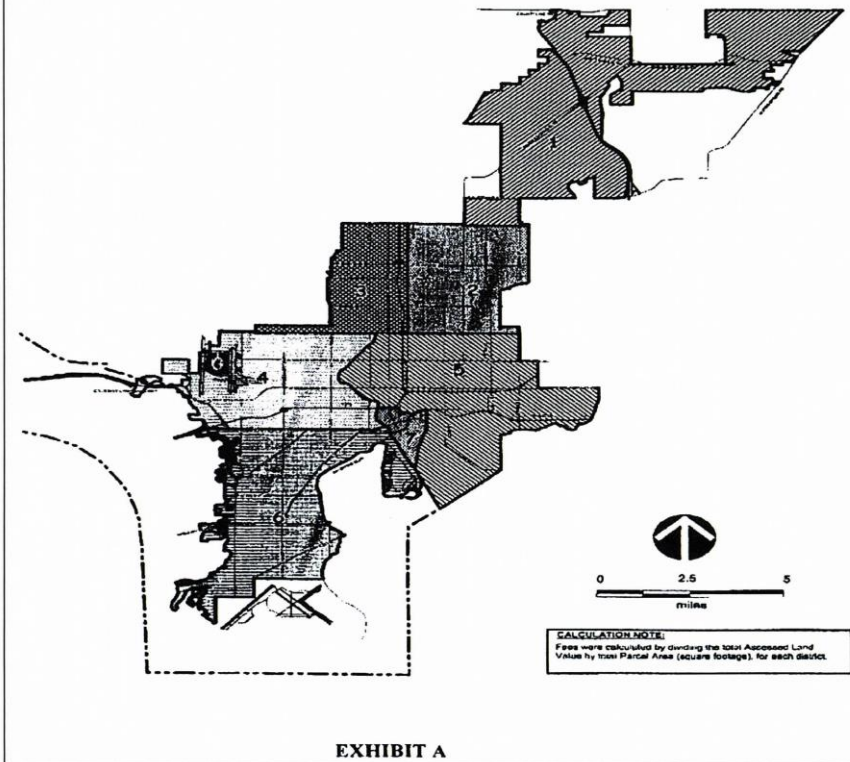
Landscape area deficiency = 3,000 sq. ft. - 2,588 sq. ft. = 412 sq. ft. (approved by variance, city variance board or city council through site plan controlled rezoning process)

Required in-lieu payment = 412 sq. ft. × \$ (fee in subject Landscaped Area In-lieu District) = \$ (payment amount)

b. Landscape area in-lieu payment credit conditions and rights.

1. Landscape area in-lieu payment credit may be utilized only with the property that is legally described on the permit application for development.
2. Landscape area in-lieu payment credit may be utilized when the use of the property is changed.
3. Landscape area in-lieu payment credit may not be utilized to meet the landscape area requirements of buildings or structures on other property.
4. It is the developer's responsibility to maintain a copy of the landscape area in-lieu payment credit and to provide the copy with the permit application whenever a new renovation, rehabilitation, building improvement or new construction is planned for the site.
5. No money shall be refunded by the city for landscape area in-lieu payment credit.

City of Tampa
LANDSCAPED AREA
In-lieu District Map 3.1



(Ord. No. 2019-54, § 33(Exh. A), 4-18-2019)