

PRIVATELY-INITIATED TEXT AMENDMENT

APPLICANT: BRIAN SEEL

AMENDMENT CYCLE: JANUARY 2022

Sec. 27-244. - Tampa Heights Overlay District Development Standards.

- (a) Area description. The Imagine 2040 Tampa Comprehensive Plan describes Tampa Heights as being located in the Central Tampa Planning District and is considered a Historic Urban Village neighborhood. The Tampa Heights Overlay District is an area which contains commercial and residential development, national and local designated historic properties and structures, and dedicated parks; which spans over the Tampa Heights community.
- (b) Established boundaries and applicability.
The "Overlay District" defined more specifically as all parcels of land or portions thereof, lying within, along, or adjacent to an area, said area boundary beginning at a point; point being the Northwest corner of Lot 6 of A SUB. OF BLOCK 5, WEST ARLINGTON HEIGHTS also known as the southern right-of-way line of Dr. Martin Luther King Jr. Boulevard; run thence Easterly along Southern right-of-way line of Dr. Martin Luther King Jr. Boulevard to the Westerly limited access right-of-way line of Interstate 275; run thence Southerly along Western limited access right-of-way line of Interstate 275 to the Eastern right-of-way line of N Marion Street; run thence Westerly along Northern limited access right-of-way line of Interstate 275 to the combined right-of-way line and bulkhead line of Hillsborough River; run thence Southerly along combined right-of-way line and bulkhead line of Hillsborough River to the Northern limited access right-of-way line of Interstate 275; run thence Westerly along Northern limited access right-of-way line of Interstate 275 to the Eastern right-of-way line of N Boulevard; run thence Northerly along Eastern right-of-way line of North Boulevard to the point of beginning.
- (c) Purpose and intent. The purpose and intent of the Tampa Heights Overlay District is to guide future development and promote the unique character of the area, to protect the integrity of the Tampa Heights National and Local Districts by implementing design standards which ensure residential development in this district shall be more compatible with the surrounding historic residential neighborhood. Tampa Heights contains historic structures with a variety of detail and uses that build a distinct neighborhood. Tampa Heights is one of six National Registers of Historic Places Districts and is a National Landmark District. The development and redevelopment of the area will need to meet specific design standards to protect and preserve the historic character of the majority of the properties in the existing community.
- (d) Compliance and general administrative procedures. 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 may be considered by the zoning administrator or designee, for those properties located in the Overlay District, if consistent with the stated purpose and intent of this section. The Overlay District does not apply to Properties which have been designated as Tampa Heights National and Local Historic, such properties shall submit for design review through Historic Preservation.
- (e) Residential properties.
1. Lot of record established. Any residential lot of record, as defined by this Code, existing as of September 1, 2022 and located within the boundaries of the Tampa Heights Overlay District,

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shall be deemed to be conforming and may be developed for any use permitted in the underlying zoning district.

2. Submission requirements.

a. Site plan. Site plan submission must conform to the requirements listed below and must be submitted as a part of the residential site review application.

i. General location and context map indicating the proposed site relative to all building and street rights-of-way lying immediately adjacent to the proposed site perimeter.

ii. North arrow and scale (Scale: from one (1) inch = ten (10) feet up to one (1) inch = fifty (50) feet).

iii. Property line boundaries and dimensions.

iv. Name, location, width and condition (paved or unpaved) of existing street and alleys adjacent to the site.

v. Location, size, height, and use of all existing principal and accessory buildings and structures, and any proposed additions and/or new buildings and structures.

vi. Location and dimension of existing and proposed driveways and sidewalks.

vii. Existing and proposed building setbacks and buffering from adjacent uses (if applicable).

viii. Plan or project details which are sufficient to demonstrate compliance with Tampa Heights Overlay District Design Standards.

b. Exterior elevations. The exterior elevation submission must contain each side of the project fronting or visible from the public right(s)-of-way. Include existing structures abutting the proposed project which are also visible from the public right(s)-of-way.

3. Site and building standards.

a. Fencing. Maximum height allowed for opaque fencing is three (3) feet. No fence shall exceed the standards in Sec. 27-290.1 between the front property line and front façade of the structure.

b. Orientation. The front doors of all new principal structures shall be oriented towards the front yard of the zoning lot or facing the nearest side street, if a corner lot.

c. 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. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation.

d. Residential Driveways. These standards shall apply to all residential properties. The following residential access and driveway safety minimum criteria shall apply to maintain safety within the right of way, minimize conflict points between vehicles and pedestrians, reduce driveway proliferation, and preserve the integrity of the curbside, all new driveways on non-functionally classified streets shall comply with the requirements of this section.

i. All new driveways for zoning lots less than seventy (70) feet in width should orient all new vehicular access through an adjacent improved alley.

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- ii. Parcels which do not abut an alley or abut an alley that is not navigable by vehicle, as approved by the City of Tampa, shall improve the alley to City standards, or provide street access pursuant to Table 244.1 below. For parcels with existing driveways which will remain without improvement shall not be subject to this criteria. Modification of existing driveways are subject to this criteria at the determination of the Zoning Administrator.

Table 244.1: Residential Access & Driveway Safety Requirements¹

<u>Minimum Lot Width⁴</u>	<u>Maximum Driveway Width for New Driveways²</u>	<u>Minimum Driveway Spacing³</u>
<u>70' or more</u>	<u>20'</u>	<u>30'</u>
<u>50'-69'</u>	<u>10'</u>	<u>30'</u>
<u>Less than 50'</u>	<u>10'</u>	<u>30'</u>

¹ For the purpose of this section, the term driveway is to be interpreted as the portion of the traveled way within the right-of-way that connects the edge of the street to the parking area on the private property.

² Minimum width criteria measured as the narrowest width of the driveway between the edge of the roadway (not including tapers) and the right of way line.

³ Measured from edge of driveway (including flare/taper) to the nearest adjacent curb cut. A reduction in the minimum driveway spacing may be requested via design exception.

⁴ Irregular lots, as defined in Sec. 27-43, shall provide a maximum driveway width of ten (10) feet and a minimum driveway spacing of ten (10) feet.

- e. Parking. For residential uses:
 - i. Garage entrances may not orient to the front yard unless part of a setback design.
 - ii. The vehicular entrance to an enclosed garage must be set back a minimum of fifty (50) percent or greater from the front property line when access is proposed from the front yard. This standard shall not apply for side load garages located at the front of the primary structure.
 - iii. Garages shall not be required to be a part of the primary structure.
 - iv. Garages shall be permitted in accessory structures.
 - v. On street parking. If on-street parking is available adjacent to the property, or is proposed by the applicant, the number of on-street parking spaces provided may count towards the total parking required for each development.
 - f. Accessory structures. Accessory dwelling units shall be permitted in all residential districts.
 - g. Front Porches. Front porches shall be permitted to encroach into the setback up to ten (10) feet. This shall be permitted for multiple floors so long as the ground floor porch is provided within the same setback.
- (f) Commercial and Mixed Use Properties.

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1. Lot of record established. Any nonresidential lot of record, as defined by this Code, existing as of September 1, 2022 and located within the boundaries of the Tampa Heights Overlay District, shall be deemed to be conforming and may be developed for any use permitted in the underlying zoning district.
2. Submission requirements.
 - a. Site plan. Site plan submission must conform to the requirements listed below and must be submitted as a part of the residential site review application.
 - i. General location and context map indicating the proposed site relative to all building and street rights-of-way lying immediately adjacent to the proposed site perimeter.
 - ii. North arrow and scale (Scale: from one (1) inch = ten (10) feet up to one (1) inch = fifty (50) feet).
 - iii. Property line boundaries and dimensions.
 - iv. Name, location, width and condition (paved or unpaved) of existing street and alleys adjacent to the site.
 - v. Location, size, height, and use of all existing principal and accessory buildings and structures, and any proposed additions and/or new buildings and structures.
 - vi. Location and dimension of existing and proposed driveways and sidewalks.
 - vii. Existing and proposed building setbacks and buffering from adjacent uses (if applicable).
 - viii. Plan or project details which are sufficient to demonstrate compliance with Tampa Heights Overlay District Design Standards.
 - b. Exterior elevations. The exterior elevation submission must contain each side of the project fronting or visible from the public right(s)-of-way. Include existing structures abutting the proposed project which are also visible from the public right(s)-of-way.
3. Parking design and access management.
 - a. On street parking. If on-street parking is available adjacent to the property, or is proposed by the applicant, the number of on-street parking spaces provided may count towards the total parking required for each development.
 - b. Parking placement. Parking shall be located in the side or rear of the property.
 - c. Exemption. For lots fronting Franklin Street, any site with less than 20,000 square feet is exempt from minimum off-street parking requirements.
 - d. Non-residential parking required. For non-residential development parking is required at the following ratio: 1 space per 2,500 square feet. For structures under 1,500 gross floor area shall not be required to provide parking.
 1. Parking offsets. For developments providing bicycle parking on site, the following parking offsets shall apply: 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.

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REQUEST: CREATE TAMPA HEIGHTS OVERLAY DISTRICT STANDARDS

AMENDMENT CYCLE: JANUARY 2022 – PART 1

Sec. 27-156. Official schedule of district regulations.

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Applicant: Brian Seel / Tampa Heights Neighborhood Association
Cycle: January 2022
Request: Create Tampa Heights Overlay District

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	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO ² ₆	RO ₋₁ ²⁶	OP	OP-1 ¹⁵	CN ²⁶	CG	CI	IG	IH	P P	U-C
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	X			
Small group care facility	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		X					S1
Large group care facility									S1	S1	S1	S1	S1	X	X	X		X					S2
<u>Dwelling unit, accessory¹⁷</u>				<u>S1</u>	<u>S1</u>		<u>S1</u>	<u>S1</u>	<u>S1</u>														
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 occupation	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	A	A	A	A	A	A	A				

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School	S2	S2	S2	S2	S2	X	X	X	X	X	X	X	S2	X	X	X		X	X				X
School, vocational																		X	X	X	X		
School, business															X	X		X	X	X	X		
School, trade																			X	X	X		
Security guards quarters															A	A		A	A	A	A		
Use Group C																							
Accessory use to a permitted principal or special group C use													A	A	A	A	A	A	A	A	A		
Adult use																			S1	S1	S1		
Airport																			X	X	X		
Air conditioned storage																		S2	X	X	X		
Alcoholic beverage sales— Craft distillery retail (package only)																		S1/S2 ₁₄	S1/S2 ₁₄	S1/S2 ₁₄	S1/S2 ₁₄		
Bar or lounge																S1/S2 ₁₈		S2 ¹⁴	S2 ¹⁴	S2 ¹⁴			
Bowling alley- 12+ lanes (on premises only)																S1/S2 ₁₈	S1/S2 ₁₈		S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈		
Convenience retail (package only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	A
Craft distillery retail (package only)																S1/S2 ₁₈		S1/S2 ₁₄	S1/S2 ₁₄	S1/S2 ₁₄	S1/S2 ₁₄		
Gasoline retail (package only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	
Hotel w/100+ rooms (on premises only)																S1/S2 ₁₈		S1/S2 ₁₈	S1/S2 ₁₈				S1/S2 ₁₈
Large venue (on premises/package)																S2 ¹⁴		S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴		

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Motion picture studio																						X			
Public golf course ¹⁹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (on premises only)																S1/S2 ₁₈	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴			
Shopper's goods retail (package only)																S1/S2 ₁₈		S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈				
Small venue (on premises/package)															S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴			
Sidewalk café															S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴			
Special restaurant (on premises only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈			
Specialty retail (package only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈				
Temporary (on premises only)	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ₄ ¹	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴	S1 ¹⁴			
Appliance and equipment repair																			X	X	X	X			
Auto rental																A		S1	X	X	X				
Bank															X	X	X	X	X	X					
Bank, drive-in															S1	S1		S2	S1	X					
Blood donor center																			S2	S2	S1				
Catering shop																X	X ²⁵	X ²⁵	X	X					
Cigar factory																		X	X	X	X				
Commercial kitchen																X	X ²⁵	X ²⁵	X	X	X				
Correctional facility																				X	X				
Craft distillery																X		X	X	X	X				
Crematorium																			A ¹¹	A ¹¹	X ¹²				
Drive-in window															S1	S1		S2	S1	S1					
Drycleaning plant, large																			X	X	X				

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Recreation facility, private	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	S1	X	X	X	X	X	X	X	X	X	X
Research activity														X	X		X	X	X	X			X
Restaurant															X	X	X	X	X	X			
Restaurant, drive-in															S1		S2	S1	X	X			
Retail bakery															X	X ²⁵	X ²⁵	X	X	X			
Retail sales, convenience goods															X	X	X	X	X	X			A
Retail sales, gasoline															X	S1	X	X	X	X			
Retail sales, lawn and garden shop															S1	S1	S1	X	X	X			
Retail sales, shopper's goods															X		X	X	X				A
Retail sales, specialty goods															X	X	X	X	X				
Reupholstery shop															A		X	X	X				
Special event parking ⁷													X	X	X	X	X	X	X	X	X		
Storage, open ²																		A ²	X	X			
Storefront/residential:																							
Office													X	X	X	X	X	X	X				
Commercial																X	X	X	X				
Temporary help agency																		S2	S2	S1			
Temporary film production ¹⁰	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Transportation service facility																		X	X	X			
Truck/trailer rental															S2		S2	X	X	X			
Utility transmission site	S2	S2	S2	S2	S2	S2												S2	S2	S2		S2	
Vehicle repair, major																		X	X	X			

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Vehicle repair, minor																		X	X	X	X			
Vehicle sales and leasing																				X	X	X		
Vendor, annual or special event (private property)														S1	S1	S1	S1	S1	S1	S1	S1			
Vendor, sports and entertainment										S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			
Vendor, temporary ¹³												S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			
Vermin control and related services																		X	X	X	X			
Veterinary office													X					X	X	X	X			
Warehouse and wholesale trade																			X	X	X			
Warehouse, mini																			X	X	X			
Wine production, customized													X					X	X	X	X			

Notes:

- 1 See section 27-290 for accessory structure requirements.
- 2 See section 27-282.12 for buffering requirements for open storage.
- 3 In the RS and RM zoning districts, congregate living facilities of six (6) or fewer residents may not locate within a one-thousand-foot radius of each other.
- 4 See section 27-282.8 Single-Family, semi-detached design standards., and section 27-282.11 Townhouse lot regulations.
- 5 See section 27-282.9 Single-family attached design standards., and section 27-282.11 Townhouse lot regulations.
- 6 The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environmental regulations, and parking requirements.
- 7 See section 27-283.13(b) for special event parking regulations.
- 8 See section 27-283.13(a) for interim parking regulations.

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- 9 Off-street parking is a permitted accessory use in this zoning district only in those instances when the criteria set forth in section 27-283.13(d) have been satisfied.
- 10 See section 27-282.17 for regulations applicable to temporary film production. Additionally, the section 271-30 buffer requirements shall not apply to this use.
- 11 See section 27-282.15 for specific criteria related to crematoriums as accessory uses.
- 12 See section 27-282.14 for supplemental regulations related to crematoriums as principal uses.
- 13 Temporary vendor sales may be considered for permit on parcels that are zoned or used for non-residential sales subject to section 27-132 criteria.
- 14 Refer to Articles II, Division 5 Special Use Permits and IX Alcoholic Beverages for applicable provisions.
- 15 Proposed single-use developments, excluding those within and subject to the Westshore Overlay District, shall comply with the yard (setbacks and/or build-to lines) and height standards set forth for the CG zoning district, for the following uses: Catering Shop; Craft Distillery; Dry-cleaning Plant, small; Kennel, small; Printing, light; Restaurant, Drive-in; Retail Bakery; all Retail Sales types; Truck/trailer rental; Veterinary Office; Wine production, customized.
- 16 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). Dispensaries in the IG and IH zoning districts may only be an accessory use to a medical marijuana processing facility.
- 17 The accessory dwelling unit use is limited to the area of the City; North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue; and for properties located within the Tampa Heights Overlay District.
- 18 Refer to Articles 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. If any waivers are needed, the request shall process as an (S-2).
- 19 Requests for Public Golf Course with alcoholic beverage sales shall adhere to the definition of "Alcoholic beverage classification: Beer, wine, liquor; Public Golf Course" contained in section 27-43.
- 20 Development sites (zoning lots) for these production limits must contain at least two (2) acres of land.
- 21 Development sites (zoning lots) for medical marijuana processing facilities in the IG zoning district must contain at least twenty thousand (20,000) square feet. The aggregate floor area for processing facilities on a zoning lot shall not exceed one hundred thousand (100,000) square feet.
- 22 Reserved.
- 23 Refer to section 27-282.21 for supplemental regulations related to this use.
- 24 Refer to section 27-282.22 for supplemental regulations related to this use.
- 25 Refer to section 27-282.20 for supplemental regulations related to this use.

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- 26 Refer to section 27-164 for supplemental regulations.
- 27 Refer to section 27-282.24 for applicable provisions.
- 28 Refer to section 27-282.25 for applicable provisions.
- 29 Refer to section 27-285.26 for applicable provisions.
- 30 Refer to section 27-282.28 for applicable provisions.

(c) *Schedule of area, height, bulk and placement regulations.* Except as specifically provided in other sections of this chapter, regulations governing the minimum lot area and width, required front, side and rear yards, floor area ratio, height of structures, area of signs and related matters shall be as shown in the schedule of area, height, bulk and placement regulations.

The M-AP districts, YC subdistricts, PD and PD-A districts, CBD subdistricts, CD subdistricts, SH subdistricts, and NMU subdistricts are not shown in the following Table 4-2 , Schedule of Area, Height, Bulk and Placement Regulations. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

- M-AP—Article III, Division 2, Subdivision 1
- YC—Article III, Division 2, Subdivision 2
- PD and PD-A—Article III, Division 3
- CBD—Article III, Division 2, Subdivision 3
- CD—Article III, Division 2, Subdivision 4
- SH—Article III, Division 2, Subdivision 5
- NMU—Article III, Division 2, Subdivision 6

TABLE4-2

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) ¹³				Maximum FAR ¹⁷	Maximum Height (ft.) ¹
				Front ¹⁴	Side ^{15, 16}	Rear Interior Lot/Corner Lot ⁸	Corner ⁸		

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RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35
RM-16	5,000	50	2,723	25	7	15/15	7	—	35
RM-18	5,000	50	2,420	25	7	15/15	7	—	35
RM-24	5,000	50	1,815	25	7	20	7	—	60 ²
RM-35	5,000	50	1,243	25	7	20	7	—	120 ³
RM-50	5,000	50	871	25	7	20	7	—	200 ³
RM-75	5,000	50	580	25	7	20	7	—	n/a ⁵
RO	5,000	50	¹⁷	25	7	20	15	—	35
RO-1	5,000	50	¹⁷	25	7	20	15	—	35
OP	10,000	60	¹⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	¹⁷	20	10	20	20	—	200 ³
CN	5,000	60	¹⁷	20	10	10	20	—	35
CG	10,000	75	¹⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	¹⁷	10	0	0	10	—	45 ⁶
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a ⁴
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	—	100 ¹¹

Table 4-2 Notes:

1. Except where lesser height is specified by Hillsborough County Authority regulations.
2. For each foot of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.
3. For each two (2) feet of building height over thirty (30) feet, the required front and corner yards shall be increased by one (1) foot, except that if the zoning lot is immediately adjacent to a residential zoning district, the rear and side yards shall also meet the setback noted above.
4. For each three (3) feet of building height above fifty (50) feet, the required yards shall be increased by one (1) foot.

Privately-Initiated Text Amendment
Applicant: Brian Seel / Tampa Heights Neighborhood Association
Cycle: January 2022
Request: Create Tampa Heights Overlay District

5. For each four (4) feet of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.
 6. Places of assembly in the CG & CI districts may exceed the maximum permitted height provided that for every one (1) foot of height above forty-five (45) feet, all required yards shall be increased by one (1) foot.
 7. For the sole purpose of preserving specimen or grand tree(s), building height and yards applicable to the subject lot may be altered without a variance or alternative design exception, as follows:
 - a. Up to twenty-five (25) percent reduction for front and corner yards.
 - b. Up to one (1) foot reduction for side yard.
 - c. Up to forty (40) percent reduction for rear yard.
 - d. Up to ten (10) percent increase for building height.
 8. The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of section 27-283.5 are met. Alternative setbacks may be considered by the zoning administrator, or designee, for those structures that access alleys.
 9. Public utility substations and structures in the U-C district shall be exempt from the minimum lot area requirements.
 10. In the U-C district only, lot width shall be measured along the front property line.
 11. For each foot of building height above thirty-five (35) feet, the required yards shall be increased by one (1) foot.
 12. The required side yard setback in the CG district is reduced from 10 feet to 0 feet when the side property line abuts a non-residential zoning district.
 13. Section 27-284.3.3, buffers and screening may require additional setback for required buffer area.
 14. The zoning administrator may approve a reduction or waiver of the required front yard or corner yard setback when the historical pattern of development on the subject block face is less than the current requirement. For properties in a National or Local Historic District or historic conservation overlay district, the zoning administrator shall consult with the appropriate historic district administrator to determine the appropriate front yard or corner yard setback for a parcel. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. At no time may the reduction or waiver exceed the average front setback of the two (2) adjacent properties. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. For the replacement of structures on properties located in a National or Local Historic District or historic conservation overlay district, the zoning administrator, after consultation with the appropriate historic district administrator, may approve a reduction or waiver of the required yard setbacks for a principal or accessory structure when such structures are being placed on the subject lot in conformity with the historical and precedent patterns of building setbacks for other similarly situated properties, and only when such replacement structures are being placed on the same building footprint and retain the same residential density or commercial intensity as the original structures.
 15. RS-50 and RS-60 side yard setbacks may be altered without a variance for the sole purpose of off-setting the parking area when no garage or carport is provided within the front face of the structure, subject to the following requirements: (i) both side yards combined shall equal fourteen (14) feet; and, (ii) no one (1) side shall be reduced to less than five (5) feet. Additionally, any yard reduced to less than six (6) feet by this provision shall not be permitted to apply for an administrative variance.
 16. Allow reduction to five-foot side yard, only when not adjacent to single-family use.
 17. Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to section 27-140 for applicable methodology and criteria.
- N/A. Not applicable. ...