

EXHIBIT A

Privately-Initiated Text Amendment – January 2022 Cycle

Applicant: East Tampa Community Redevelopment Area (CRA) &
East Tampa Community Advisory Committee (CAC)

Request: Amend zoning code Section 27-240

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 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

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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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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 $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ 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.
- (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.*
 - (1) Compliance with all site design, building design, and sign standards will be determined during the site and building plan review process.

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(2) Pre-Application Conference. Any property owner or agent thereof required to obtain site plan and/or design approval, shall schedule a courtesy review with Planning and Design Coordinator or designee prior to the submission of any application for design approval.

(e) ~~Density and setback. General Building Standards.~~

(1) Residential Properties. Development

- a. ~~Density~~ Lot of Record Established. 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. Orientation: The building front doors of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined within the review process 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.
- ~~b.c.~~ Setbacks: All ~~Principal~~ structures 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:

Front:	<u>15' – 25'</u>
Side:	5'
Rear	15'
Corner:	5', except garage or carport openings which must maintain a minimum setback of 15'

- ~~c. 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.~~
- ~~d. 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.~~
- ~~ed. 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.~~
1. Garages: The vehicular entrance to an enclosed garage must be setback a minimum two (2) feet or greater from the primary, front façade of the building.

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2. *Carports:* One-story, unenclosed carports constructed as part of the principal structure may be placed within three feet of side yard property line, if in compliance with all life safety codes.

3. *Alley access:* If an existing lot is adjacent to a 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. For subdivided, condominiums, or multi-family development, where units are designed with principal entrance orientation toward the alley, there must be provided pedestrian access to the street right(s)-of-way, to and from each unit on the zoning lot.

~~f. *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.~~

e. *Fencing and walls:*

1. The erection of chain link fencing is prohibited except during construction.

2. Existing chain link fence shall be permitted and shall be considered non-conforming characteristic as defined by Sec. 27-299. Any repairs to that existing chain link fence may also be permitted as long as it is in good standard.

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

4. All fencing and walls shall meet Sec. 27-283.5 sight visibility.

~~g.f. *Principal and Accessory b*~~ *Building design:*

1. Unpainted or unfinished block building walls, fences, or other walls are prohibited.

2. All sides and elevations of buildings, walls, or block fences visible from public right-of-way or an adjacent parcel ~~must~~ shall 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.~~

3. Transparency shall be provided on all sides of the principal structure. Each elevation shall have a minimum transparency of 20%.

g. *Accessory structures:* Accessory structures shall be architecturally finished and shall adhere to the building style of the principal structure. The maximum height and separation from existing single family residential structures, detached garages, or other accessory structures shall be governed by the underlying zoning district.

1. 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 an increased height limit. In no case may the height exceed that of the existing principal structures.

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2. The zoning administrator may allow a reduction of the separation requirement between accessory structures and principal structures when it is demonstrated as the precedent characteristic of the subject block and immediately adjacent blocks within the district.
 - h. Parking: Off-street parking requirements as stated in Article VI, Division 3, Off-Street Parking and Loading shall be met, except as follows:
 - i. For two-dwelling, single-family semi-detached, single-family attached and multi-family residential uses, the following standards shall apply:
 - 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).
 - b. 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 of this section. Alternative parking layouts must 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 screen consistent with section 27-285 Vehicular Use Areas, with the exception that planting be done at thirty (30) inches on center), an increase pedestrian amenities (e.g., street furniture, decorative paver blocks, planters, etc.).
 - c. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curbcuts, subject to section 22-315, Same-Number permitted.
 - ii. For all residential uses, no driveway shall be constructed from the road to the front yard face of any structure unless providing vehicular access to an attached carport or garage. ~~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.~~
 - iii. Accessory parking structure facades shall have the same design and architectural features as the principal structure, and when oriented toward the front yard, shall be constructed no closer to the street than the front wall of the principal structure.
- (2) Nonresidential Properties.
- 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. Submission requirements.
 1. Site plan. Site plan submission must conform to the requirements listed below and must be submitted as a part of the commercial site review application.
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- 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. Vehicular and pedestrian circulation, including ingress, egress, loading and unloading, parking and accessibility for persons with disabilities.
 - vii. Location and dimension of existing and proposed driveways and sidewalks.
 - viii. Existing and proposed building setbacks and buffering from adjacent uses (if applicable).
 - ix. Proposed design (typical elevation) and location of exterior lighting.
 - x. The physical description of the size, location and accessibility of public open space or pedestrian amenities.
 - xi. Plan or project details which are sufficient to demonstrate compliance with East Tampa Overlay District Design Standards.
 2. Landscape plan. The landscape plan shall be incorporated as part of the overall site plan submittal, and shall include the following:
 - a. The preliminary plant material (existing and proposed) with specific information as to location, size (diameter) and species shall be shown.
 - b. A tree table of credits and debits that demonstrates the true quantity of protected trees that exist, that will be removed, and that are proposed to be planted.
 - c. All proposed and existing landscape buffers, islands, and planting beds used adjacent to internal pedestrian walkways, public sidewalks, perimeter property lines, and within vehicular use areas.
 - d. If applicable, alternative landscape design plans and/or in-lieu payment details shall be presented pursuant to section 27-285(e).
 3. Exterior building elevations. The exterior elevation of 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.
- c. ~~General~~ Site and building design standards (nonresidential).
- (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,

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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. ~~Pedestrian amenities shall be provided. These amenities shall be integrated between the street/sidewalk and 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 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) Front yard setback: 10' minimum - 12' maximum.
- (6) The principal building façade shall be designated as the principal entry to the building and shall front the public right(s)-of-way (or may be located off the courtyard if applicable) and must 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 be equally distributed on the wall plane.
- (57) All outdoor light fixtures must 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.
- (68) ~~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. Property owners shall provide a six (6) foot sidewalk, aligned with and connected to that of adjacent and contiguous properties.~~
- (79) 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)~~ six (6) 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.
- (810) 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.

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- (911) 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.
- (12) Any exterior garbage receptacles, dumpsters, or mechanical equipment must be placed on a suitable slab and screened from view of any public right(s)-of-way or residential use with one hundred (100) percent opaque material which is compatible with the front façade of the principal structure. In addition, garbage receptacles and dumpsters must be located on private property and be accessible for service by the solid waste department.
- (13) All open storage areas, as defined in Chapter 27, City of Tampa Code of Ordinances, and mechanical equipment shall be screened at a minimum one-hundred (100) percent opaque material, which is compatible with the materials used on the nearest façade of the principal structure.
- (14) Rooftop equipment, excluding vents and stairwell accesses, which is potentially 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.
- (15) Accessory structures visible from public right-of-way shall be architecturally finished with materials such as brick, stucco, or textured concrete masonry, consistent and complementary with the facade and finish of the principal building.
- (d) Parking. 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).
1. 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 of this section. Alternative parking layouts must 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 screen consistent with section 27-284, 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.).
 2. The façade of any parking structures fronting public right(s)-of-way way must consist of commercial, retail, or office uses on the ground level.
 3. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curbcuts, subject to section 22-315, Same—Number permitted.
 4. Parking reductions may be utilized subject to the following criteria:
 - a. Reuse of existing structures, with no increase in intensity (including restaurants with less than 100 occupant load, medical office with less than 3,000 square feet), and no increase in UFA, shall not be required to provide additional parking to meet the standards set forth in this table above. Uses specifically excluded from this method of parking reduction are bars, places of assembly, and vehicle sales and/or repair.
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- b. Reuse of existing structures up to 10,000 square feet including additions thereto, shall be eligible for a reduction in required parking, for all uses, up to a maximum of 25% of the required amount.
 - c. Developments that mix 3 or more uses (establishments) within a common building, shall be eligible for a 15% reduction in total required parking. Uses specifically excluded from this method of parking reduction are bars, places of assembly, and vehicle sales and/or repair.
 - d. Construct on-street parking (non-dedicated & within the public right-of-way) immediately adjacent to subject property for up to 25% of required spaces.
 - e. 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.
 - f. Up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' x 8'.
 - g. [b, c] & [e, f] are cumulative and may be combined (60% maximum reduction); or, [d] may be combined with [e, f] (45% maximum reduction)
- 5. Neighborhood Main Streets. The East Tampa Strategic Action Plan identifies Neighborhood Main Streets as places with the characteristics of historic downtown districts. Historic structures occupy much of the land area, leaving little space for off-street parking. Therefore, within the Neighborhood Main Streets identified below, the following provisions of parking shall apply:
 - a. Neighborhood Main Streets:
 - i. North 15th Street from East 14th Avenue going north to East Dr Martin Luther King Jr Blvd;
 - ii. North 22nd Street from East 14th Avenue going north to East Dr Martin Luther King Jr Blvd;
 - iii. North 29th Street from East 15th Avenue going North to East Dr Martin Luther King Jr Blvd;
 - iv. North 34th street from Interstate 4 going north to East Ellicott.
 - b. No off-street parking spaces shall be required for neighborhood serving uses occupying existing structures. Neighborhood serving uses shall include all uses allowed in the Commercial Neighborhood (CN) zoning district (refer to section 27-156, Table 4-1). This standard does not apply to the following uses: bars; restaurants with greater than one hundred-person occupancy, as determined by the Life Safety Code; places of assembly; alcoholic beverage sales locations that sell exclusively package sales of beer, wine, or liquor with no incidental retail sale; or medical uses with greater than three thousand (3,000) square feet of gross floor area.
 - c. All other changes of use shall comply with section 27-283.2 with the following exception: Those properties that have parking spaces wholly located on private property, do not impede public sidewalks, and have historically maneuvered within the public right-of-way, may continue to use these parking spaces, contrary to the provisions of 27-283.12 and provided that the maneuver does not occur within a travel lane on Nebraska Avenue, 15th Street, 22nd Street, 34th Street, or 29th Street. Furthermore, existing paved area within the public right-of-way which has been historically used for parking may be maintained, unless the transportation manager determines its maintenance is contrary to the public safety and welfare.
 - d. Access. Vehicle access and flow shall be designed to have minimal impact on pedestrian circulation. In all cases, efforts shall be made to provide vehicle access and flow from a contiguous improved public alley, where an alley exists. However, all new access points must adhere to the applicable City of Tampa Code.
 - e. When applicable, structured parking facades shall be architecturally embellished and integrated with the overall design of the development on all sides visible from the public right-of-way.

(ge) Landscape, buffers and screening.

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- (1) Residential development shall meet the landscaping and buffering requirements of this chapter.
 - (2) Nonresidential landscaping standards shall be 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 27-284.285. 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~~eight-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 must be maintained in good order.
 - e. All landscaping and tree planting plans and irrigation plans shall be inspected and shall be maintained in accordance with Ch. 27 of the City Code of Ordinances.
- (h) *General sign standards.* The following sign standards shall apply to new signs:
- (1) Billboards and/or off-site signs are prohibited.
 - (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 use conducted on the premises is open for business, or unless the sign illumination is wholly shielded from the residential uses in all directions, by a non-residential building. 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 1 building sign may not have those about 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 sign shall exceed twenty-five (25) square feet. Text shall not exceed twelve (12) inches in height.
 - (4) Freestanding signs shall be a maximum of fifteen (15) square feet in area, six (6) feet in height, and may be placed at the property line subject to section 27-283.5, Visibility at intersections.
 - (5) Along parcels fronting Hillsborough Avenue or Martin Luther King Jr. Blvd., free standing signs shall meet all the requirements of Article VI, Division 6, except in new, large scale and master planned developments, where freestanding signs shall be a maximum of fifteen (15) square feet in area, six (6) feet in height, and may be placed at the property line subject to section 27-283.5, Visibility at intersections.
- (i) *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.

Privately-Initiated Text Amendment – January 2022 Cycle

**Applicant: East Tampa Community Redevelopment Area (CRA) &
East Tampa Community Advisory Committee (CAC)**

Request: Amend zoning code Section 27-240

- (j) *Transit stops provisions.* Wherever possible, development within the East Tampa Overlay District shall be designed to maximize the efficiency of mass transit. 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.

East Tampa Overlay Revisions - Accessory Dwelling Unit Proposed Changes

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

Intent:

To allow for one (1) accessory dwelling unit per single family lot to provide additional housing options, including but not limited to multigenerational, affordable, and market rate units.

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

- (a) *Schedule of statements of purpose and intent.* The following array presents for the several districts the statements of purpose and intent applicable to each district.
- (1) *Single-family residential districts.* Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.
- a. RS-150 residential single-family. This district provides areas primarily for low density single-family detached dwellings on spacious lots, wherein a property owner may obtain reasonable assurance of compatible development.
 - b. RS-100 residential single-family. This district provides areas primarily for low density single-family detached dwellings similar to those provided for in the RS-150 residential single-family district, but with smaller minimum lot size requirements.
 - c. RS-75 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150 and RS-100 residential single-family districts, but with smaller minimum lot size requirements.
 - d. RS-60 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100 and RS-75 single-family districts, but with smaller minimum lot size requirements.
 - e. RS-50 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements.
 - f. PD and PD-A planned development districts approved primarily for single-family residential uses.
- (2) *Multiple-family residential districts.* The following multiple-family districts provide for residential development at a variety of densities in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses to residential development and certain special uses are also permitted.
- a. RM-12 residential multiple-family. This district provides primarily for low-medium density residential uses including single-family and two-family developments. Multiple-family development may be permitted through the special use permit procedure.

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- b. RM-16 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
 - c. RM-18 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
 - d. RM-24 residential multiple-family. This district provides primarily for medium density multiple-family residential development.
 - e. RM-35 residential multiple-family. This district provides primarily for medium-high density multiple-family residential development.
 - f. RM-50 residential multiple-family. This district provides primarily for high density multiple-family residential development.
 - g. RM-75 residential multiple-family. This district provides primarily for high density multiple-family residential development. Such high density residential structures shall be located in close proximity to regional shopping, employment and public transportation opportunities.
 - h. PD and PD-A planned development districts approved primarily for multiple-family residential uses.
- (3) *Office districts.* Development of the following office and professional districts shall be in accordance with the Tampa Comprehensive Plan. They are intended to provide for a combination of office, institutional and residential uses, compatible special uses and compatible related support uses under the provisions of this chapter.
- a. RO residential office. This district provides primarily for low density residential development and low intensity office uses compatible with residential neighborhoods. The district permits conversion of residential structures or the construction of new structures for office and related use. In addition, this district may be used to provide a buffer between residential and more intensive commercial and office districts.
 - b. RO-1 residential office. This district provides primarily for low to low-medium density residential development and low-medium intensity office uses compatible with residential neighborhoods. This district would permit conversion of residential structures or the construction of new structures for office and related use.
 - c. OP office professional. This district provides primarily for institutional, professional and general office development of an intensity greater than the RO-1 residential office zoning district and less than the OP-1 office professional zoning district. This district shall be applied to land located along arterial and collector streets, as shown on the major street map.
 - d. *OP-1 office professional.* This district provides primarily for high intensity areas of institutional and professional and general office development, while allowing for limited retail and entertainment uses to permit mixed-use development within the district. This district shall be applied in areas of the city where specific nodes of intense office and mixed-use development are appropriate. The district shall be applied to land located along arterial or collector streets, as shown on the major street map.
 - e. PD and PD-A planned development districts approved primarily for office uses.

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- (4) *Commercial districts.* The commercial districts provide for various retail sales, personal services, office and institutional uses, accessory uses as appropriate thereto and compatible supporting uses, as well as selected special uses, all at appropriate intensities and in locations in accordance with the Tampa Comprehensive Plan. Planned development districts (PD and PD-A), in accordance with the regulations of this chapter and in conformity with the Tampa Comprehensive Plan, are also permitted.
- a. CN commercial-neighborhood. This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development.
 - b. CG commercial-general. This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts.
 - c. CI commercial-intensive. This district provides areas for intense commercial activity, permitting heavy commercial and service uses.
- (5) *Industrial districts.* The industrial districts provide primarily for manufacturing, processing, assembly, warehousing and related uses at appropriate intensities and locations in accordance with the Tampa Comprehensive Plan. Performance standards are used to ensure compatibility with neighboring uses and districts. Planned development districts (PD and PD-A) are also permitted in appropriate locations in accordance with the Tampa Comprehensive Plan.
- a. IG industrial-general. This district provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses. The industrial general district is established to provide areas for industry in locations, which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for heavier industrial development because of proximity to residential, recreational, commercial or related developments. The district is to permit development compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land.
 - b. IH industrial-heavy. This district provides primarily for areas of intensive manufacturing and industrial uses in areas related to the Port of Tampa or other areas capable of supporting such uses. The industrial heavy district is established to provide areas for uses that can generate emissions and are not compatible with primary commercial, institutional, and residential uses.
- (6) *M-AP airport compatibility districts.* The airport compatibility district is designed to promote the appropriate type and intensity of development of land uses on and surrounding an airport. The purpose of designating land and water areas in this district is to encourage development that is compatible with aircraft operation and to increase safety and limit population by maintaining a lower density of development and to promote and protect the utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas in proximity to airport boundaries or operations. The M-AP airport compatibility district shall consist of five (5) subdistricts or sectors. The subdistricts are described as follows:
- a. M-AP-1. Because these areas are most affected by aircraft traffic, development in these areas shall promote the maximum safety of aircraft, people, and property, and promote the full utility of the airports.
 - b. M-AP-2. The height of structures and land use permitted in these areas are of low intensity to reduce population in proximity to the airport and its runways.
 - c. M-AP-3. The land uses, intensities and heights of structures are limited to those which, for safety purposes, reduce population in the path of aircraft approaching or departing on these runways.

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- d. M-AP-4. The land uses, intensities and heights of structures are designed to maintain the density of population for safety in areas surrounding the airport.
 - e. PD and PD-A planned development districts approved for airport-compatible uses.
- (7) *Ybor City Historic District*. The purpose of the Ybor City Historic District is to promote and preserve this historic district and its landmarks for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings, sites, monuments, structures and other areas of historic interest or importance within the Ybor City area of the city; to safeguard the heritage of our city by preserving and regulating this district and its landmarks, which reflect elements of our cultural, social, economic, political and architectural history; to preserve and enhance the environmental quality and safety of this district and the neighborhoods within it; to strengthen the city's economic base by the stimulation of the tourist industry; to establish, stabilize and improve property values; to foster economic development and manage growth. The Ybor City Historic District consists of the following nine (9) subdistricts:
- a. *YC-1 central commercial core*. This subdistrict comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.
 - b. *YC-2 residential*. This subdistrict comprises land devoted to residential development, including single-family and multi-family dwellings. The regulations are intended to preserve and conserve this predominately single-family and two-family housing form, and to encourage the development of vacant tracts suitable for residential uses.
 - c. *YC-3 Hillsborough Community College*. This subdistrict comprises land devoted to and designated for development as part of the Hillsborough Community College and supporting related uses.
 - d. *YC-4 mixed use redevelopment*. This subdistrict comprises mainly vacant land redesignated for neighborhood redevelopment which will support and enhance the tourists, cultural and economic functions of the Original Ybor City Historic district, providing an urban mixed use core coincident to the revitalization of the district's commercial core.
 - e. *YC-5 general commercial*. This subdistrict comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.
 - f. *YC-6 community commercial*. This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringes of the historic district, and which will provide a transition into the industrial uses to the south and east.
 - g. *YC-7 mixed use*. The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district.
 - h. *YC-8 residential*. The purpose of the YC-8 subdistrict is to allow the development of single family detached residential dwellings on relatively large lots in the Expanded Historic District. The regulations are intended to preserve and conserve this predominately single-family housing form, and to encourage the development of vacant tracts suitable for residential uses.
 - i. *YC-9 site planned controlled*. The purpose of the YC-9 subdistrict is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging well-designed developments that:

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1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
 2. Include a mixture of appropriate land uses, which may not otherwise be permitted in other districts.
- (8) *Central Business District (CBD)*. The purpose of the CBD district is to implement the goals of the Center City Plan, a component of the Center City Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to create a public realm of high-quality through the regulation of the physical form of buildings, streets, and open spaces, the form and mass of buildings in relation to one another, and the establishment of a pedestrian-friendly relationship between building facades and the public realm. Refer to section 27-181.1 for provisions related to CBD-1 and CBD-2 zoning subdistricts.
- (9) *The Channel District (CD)*. The purpose and intent of the Channel District ("CD") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for a variety of commercial, residential and industrial uses, in conformance with the Tampa Comprehensive Plan, and seeks to guide development according to the district design regulations. Refer to section 27-197 for provisions related to CD-1, CD-2 and CD-3 zoning subdistricts
- (10) *Seminole Heights District (SH)*. The purpose of the Seminole Heights district is to implement the goals of the Greater Seminole Heights Vision Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to ensure that all development is compatible in form, building and structural orientation, general site layout, height, lot dimensional requirements and other site spatial relationships to the precedent within the established block and generally, the surrounding area. Refer to section 27-211 for provisions related to SH-RS, SH-RS-A, SH-RM, SH-RO, SH-CN, SH-CG, SH-CI, and SH-PD zoning subdistricts.
- (11) *Planned development*.
- a. PD Planned Development. The purpose of the planned development district (PD) is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging maximum land development opportunities and well-designed developments that:
 1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
 2. Include a mixture of appropriate land uses which may not otherwise be permitted in other districts.
 - b. PD-A Planned Development Alternative. The purpose of this alternative review process is to provide conceptual approval for planned development districts involving large-scale developments with a lengthy projected buildout time. The alternative review process allows flexibility within the parameters established by specific stated performance standards.
- (12) *University-Community District (U-C)*. The purpose of the University Community District shall be to provide for the appropriate development and arrangement of land uses for the University of South Florida and its associated land uses and to assure a development pattern which is compatible with university operations and to further encourage the grouping of those land uses having specific inter-relationships. The intent of the U-C District is to protect and promote the long-term stability of both the university and its accessory uses.

(13) *Mixed use districts.* The purpose of these districts is to allow the development of land uses that are consistent with the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential and neighborhood scale office and commercial uses, which contribute to the appropriate mix of land uses needed to ensure a viable economic base within Tampa's Urban Villages. Refer to sections 27-212 and 27-212.2 for provisions related to the following zoning subdistricts:

- a. *NMU-16:* Mixed use, neighborhood scale office and commercial, and all single-family dwelling types.
- b. *NMU-24:* Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.
- c. *NMU-35:* Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.

(14) *PP public parks.* This district is designed to identify and protect those publicly owned parcels used or proposed for park, recreation and open space use.

(b) *Schedule of permitted uses by district.* Except as specifically provided in this chapter, regulations governing the use of land and structures within the various districts in the city shall be as shown in the schedule of permitted uses by district.

The M-AP subdistricts, YC subdistricts, PD and PD-A districts, SH subdistricts, CBD subdistricts, NMU subdistricts, and CD subdistricts are not shown in the following Table 4-1, Schedule of Permitted Uses by District. 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

The use of land or structures that are not expressly listed in the schedule of permitted uses by district as permitted principal uses or permitted accessory uses are prohibited uses and shall not be established in that district.

Uses listed as permitted special uses may be established in that district only after approval of an application for a special use permit in accordance with the procedures and requirements in Article II, Division 5.

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 ² ₁₂₆	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				
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
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				
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2											

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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			
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		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		
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		
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
Restaurant (on premises only)																S1/S2 ₁₈	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴		

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Shopper's goods retail (package only)																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			
Sidewalk café															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			
Specialty retail (package only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈				
Temporary (on premises only)	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	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			
Drycleaning plant, small																X		X	X	X				
Dwelling unit, accessory ¹⁷				S1	S1	S1	S1	S1	S1	S1														
Explosive storage and/or manufacturing																					S1			

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Hazardous materials																					S1			
Heliport, helistop																S2				X	X	X		S2
Interim parking ⁸												X	X	X	X	X	X	X	X	X	X			
Junkyard																						S1		
Kennel, large ²⁹																			X	X	X			
Kennel, small ²⁸															X		X	X	X	X	X			
Laboratory, dental and medical											A	A	X	X	X	A	X	X	X	X	X			
Landfill																						S1		
Lot, irregular	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			
Maintenance or storage facility																			X	X	X			
Manufacturing, heavy																					X			
Manufacturing, light																			X	X	X			
Marina																	X	X	X	X	X			
Material recovery facility																				X ²³	X ²³			
Medical marijuana dispensary ¹⁶															X	X	X	X	A	A				
Medical marijuana processing facility ¹⁶																			X ²¹	X				
Microbrewery																	X	X	X	X	X			
Production limits: Up to 60,000 barrels annually																	X	X	X	X	X			
Production limits: >60,000 up to 200,000 barrels annually ²⁰																		X	X	X				
Nursing [care facility], convalescent and extended care facility						S2	S2	S1	S1	X	X		S1	S1	X		X	X						S1

Office, business and professional														X	X	X	X	X	X	X	X	X		S2
Office, medical														S2	S2	X	X	S2	X	X	X	X		X
Parking, off-street:																								
Principal use	A ⁹	A ⁹	A ⁹	A ⁹	A ⁹												S1		S1	S1	S1	S1		
Accessory use ¹						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Commercial use	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Personal services										A	A	A	A		A	X	X	X	X	X				A
Petroleum bulk storage and/or processing																						S1		
Pharmacy													A	A	A	X	X	X	X					
Place of assembly																X		X	X					
Printing, light															A	X		X	X	X	X			
Printing and publishing																			X	X	X			
Public service facility	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	X	X	X	X	X	X		A
Public use facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Radio/television studio																X		X	X	X				
Recreation facility, commercial:																								
Indoor															X	X		X	X	X				
Outdoor																		S2	S1	X				
Recycling - materials and goods																				X ²⁴	X ²⁴			
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	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			

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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	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			
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			
Vendor, sports and entertainment												S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			

Vendor, temporary ¹³															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.
- 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.

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- 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 East Tampa Overlay boundaries (Article VI, Division 2; Sec. 27-240), and the** area of the City North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue.
 - 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.
 - 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.

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- (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

TABLE 4-2

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		
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

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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.
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.

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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.

- (d) *Minimum lot area and density factors.* The following summary Table 4-2.1 shows the district acronyms, the district names, the zoning lot area and density factors required by district. In order to determine density for residential use, the following formula shall be used:

<u>minimum lot area (sq. ft.)</u> density factor	=	<u>total dwelling</u> units
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TABLE 4-2.1

Residential Districts		Minimum lot area (sq. ft.)		Density factors (sq. ft.)
<i>Single-Family Districts:</i>				
RS-150	Residential Single-Family	15,000	and	1 d.u./zoning lot
RS-100	Residential Single-Family	10,000	and	1 d.u./zoning lot
RS-75	Residential Single-Family	7,500	and	1 d.u./zoning lot
RS-60	Residential Single-Family	6,000	and	1 d.u./zoning lot
RS-50	Residential Single-Family	5,000	and	1 d.u./zoning lot
<i>Multiple-Family Districts:</i>				
RM-12	Residential Multiple-Family	5,000	and	3,630/d.u.
RM-16	Residential Multiple-Family	5,000	and	2,723/d.u.
RM-18	Residential Multiple-Family	5,000	and	2,420/d.u.
RM-24	Residential Multiple-Family	5,000	and	1,815/d.u.
RM-35	Residential Multiple-Family	5,000	and	1,243/d.u.
RM-50	Residential Multiple-Family	5,000	and	871/d.u.
RM-75	Residential Multiple-Family	5,000	and	580/d.u.
<i>Residential Office Districts:</i>				
RO	Residential Office	5,000	and	5,000/d.u. ²
RO-1	Residential Office	5,000	and	2,723/d.u. ²
<i>Office districts:</i>				
OP	Office Professional	10,000	and	1,815/d.u. ²
OP-1	Office Professional	10,000	and	871/d.u. ²
<i>Commercial Districts:</i>				
CN	Commercial-Neighborhood	5,000	and	2,500/d.u. ²
CG ²	Commercial-General	10,000		²
CI ²	Commercial-Intensive	10,000		²
<i>Industrial Districts:</i>				
IG	Industrial-General	5,000		Not applicable
IH	Industrial-Heavy	5,000		Not applicable
<i>General Zoning Site Plan Districts:</i>				
PD ²	Planned Development	Not applicable		²

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PD-A ²	Planned Development Alternative	Not applicable		
Special Districts:				
M-AP airport compatibility districts (Refer also to Article II, Division 2, Subdivision 1):				
M-AP 1, -2, -3, -4	Municipal Airport	10,000		²
Ybor City Historic District (Refer also to Article II, Division 2, Subdivision 2):				
YC-1 ²	Central Commercial Core	1,900		²
YC-2 ²	Residential	2,500		
YC-3 ²	Hillsborough Community College	6,650		
YC-4 ²	Mixed Use Redevelopment	1,600		
YC-5 ²	General Commercial	4,700 ¹		
YC-6 ²	Community Commercial	2,820		
YC-7 ²	Mixed Use	2,500		
YC-8 ²	Residential	4,356		
YC-9 ²	Site Planned Controlled	Not applicable		
Central Business District (Refer also to Article II, Division 2, Subdivision 3):				
CBD-1, -2 ²	Central Business District	Not applicable		Not applicable
Channel District (Refer also to Article II, Division 2, Subdivision 4):				
CD-1, -2, -3 ²	Channel District-1, -2, -3	Not applicable		²
Seminole Heights District (Refer also to Article II, Division 2, Subdivision 5):				
SH-RS	Single-family detached residential	5,000		²
SH-RS-A	Single-family attached residential	²		
SH-RM	Multi-family residential	²		
SH-RO	Residential office	5,000		
SH-CN	Office	6,000		
SH-CG	Mixed-use, commercial general	7,500		
SH-CI	Mixed-use, commercial intensive	7,500		
SH-PD	Planned development	²		
Neighborhood Mixed Use District (Refer also to Article II, Division 2, Subdivision 6):				
NMU-16, -24, -35	Neighborhood mixed use	5,000		²

Notes:

1. Development of single-family attached and semi-detached dwellings is permitted to have a minimum lot area of one thousand six hundred (1,600) square feet.
2. The maximum allowed density is governed by the Tampa Comprehensive Plan.

(Ord. No. 2013-72, § 4, 6-6-2013; Ord. No. 2013-73, § 4, 6-6-2013; Ord. No. 2013-101, § 2, 7-18-2013; Ord. No. 2015-10, § 3, 1-15-2015; Ord. No. 2015-99, § 2, 9-17-2015; Ord. No. 2015-110, § 2, 11-5-2015; Ord. No. 2016-14, § 2, 2-4-2016; Ord. No. 2016-58, § 4, 4-21-2016; Ord. No. 2016-76, § 2, 5-26-2016; Ord. No. 2016-78, § 2, 5-26-2016; Ord. No. 2017-132, § 4, 8-24-2017; Ord. No. 2017-163, § 2, 11-16-2017; Ord. No. 2018-176, § 3, 11-1-2018; Ord. No. 2019-54, § 25, 4-18-2019; Ord. No. 2020-14, § 2, 2-6-2020)

East Tampa Overlay Revisions - Accessory Dwelling Unit Proposed Changes

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

Intent:

To allow for one (1) accessory dwelling unit per single family lot to provide additional housing options, including but not limited to multigenerational, affordable, and market rate units.

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

- (a) *Schedule of statements of purpose and intent.* The following array presents for the several districts the statements of purpose and intent applicable to each district.
- (1) *Single-family residential districts.* Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.
- a. RS-150 residential single-family. This district provides areas primarily for low density single-family detached dwellings on spacious lots, wherein a property owner may obtain reasonable assurance of compatible development.
 - b. RS-100 residential single-family. This district provides areas primarily for low density single-family detached dwellings similar to those provided for in the RS-150 residential single-family district, but with smaller minimum lot size requirements.
 - c. RS-75 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150 and RS-100 residential single-family districts, but with smaller minimum lot size requirements.
 - d. RS-60 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100 and RS-75 single-family districts, but with smaller minimum lot size requirements.
 - e. RS-50 residential single-family. This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements.
 - f. PD and PD-A planned development districts approved primarily for single-family residential uses.
- (2) *Multiple-family residential districts.* The following multiple-family districts provide for residential development at a variety of densities in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses to residential development and certain special uses are also permitted.
- a. RM-12 residential multiple-family. This district provides primarily for low-medium density residential uses including single-family and two-family developments. Multiple-family development may be permitted through the special use permit procedure.

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- b. RM-16 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
 - c. RM-18 residential multiple-family. This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure.
 - d. RM-24 residential multiple-family. This district provides primarily for medium density multiple-family residential development.
 - e. RM-35 residential multiple-family. This district provides primarily for medium-high density multiple-family residential development.
 - f. RM-50 residential multiple-family. This district provides primarily for high density multiple-family residential development.
 - g. RM-75 residential multiple-family. This district provides primarily for high density multiple-family residential development. Such high density residential structures shall be located in close proximity to regional shopping, employment and public transportation opportunities.
 - h. PD and PD-A planned development districts approved primarily for multiple-family residential uses.
- (3) *Office districts.* Development of the following office and professional districts shall be in accordance with the Tampa Comprehensive Plan. They are intended to provide for a combination of office, institutional and residential uses, compatible special uses and compatible related support uses under the provisions of this chapter.
- a. RO residential office. This district provides primarily for low density residential development and low intensity office uses compatible with residential neighborhoods. The district permits conversion of residential structures or the construction of new structures for office and related use. In addition, this district may be used to provide a buffer between residential and more intensive commercial and office districts.
 - b. RO-1 residential office. This district provides primarily for low to low-medium density residential development and low-medium intensity office uses compatible with residential neighborhoods. This district would permit conversion of residential structures or the construction of new structures for office and related use.
 - c. OP office professional. This district provides primarily for institutional, professional and general office development of an intensity greater than the RO-1 residential office zoning district and less than the OP-1 office professional zoning district. This district shall be applied to land located along arterial and collector streets, as shown on the major street map.
 - d. *OP-1 office professional.* This district provides primarily for high intensity areas of institutional and professional and general office development, while allowing for limited retail and entertainment uses to permit mixed-use development within the district. This district shall be applied in areas of the city where specific nodes of intense office and mixed-use development are appropriate. The district shall be applied to land located along arterial or collector streets, as shown on the major street map.
 - e. PD and PD-A planned development districts approved primarily for office uses.

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- (4) *Commercial districts.* The commercial districts provide for various retail sales, personal services, office and institutional uses, accessory uses as appropriate thereto and compatible supporting uses, as well as selected special uses, all at appropriate intensities and in locations in accordance with the Tampa Comprehensive Plan. Planned development districts (PD and PD-A), in accordance with the regulations of this chapter and in conformity with the Tampa Comprehensive Plan, are also permitted.
- a. CN commercial-neighborhood. This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development.
 - b. CG commercial-general. This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts.
 - c. CI commercial-intensive. This district provides areas for intense commercial activity, permitting heavy commercial and service uses.
- (5) *Industrial districts.* The industrial districts provide primarily for manufacturing, processing, assembly, warehousing and related uses at appropriate intensities and locations in accordance with the Tampa Comprehensive Plan. Performance standards are used to ensure compatibility with neighboring uses and districts. Planned development districts (PD and PD-A) are also permitted in appropriate locations in accordance with the Tampa Comprehensive Plan.
- a. IG industrial-general. This district provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses. The industrial general district is established to provide areas for industry in locations, which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for heavier industrial development because of proximity to residential, recreational, commercial or related developments. The district is to permit development compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land.
 - b. IH industrial-heavy. This district provides primarily for areas of intensive manufacturing and industrial uses in areas related to the Port of Tampa or other areas capable of supporting such uses. The industrial heavy district is established to provide areas for uses that can generate emissions and are not compatible with primary commercial, institutional, and residential uses.
- (6) *M-AP airport compatibility districts.* The airport compatibility district is designed to promote the appropriate type and intensity of development of land uses on and surrounding an airport. The purpose of designating land and water areas in this district is to encourage development that is compatible with aircraft operation and to increase safety and limit population by maintaining a lower density of development and to promote and protect the utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas in proximity to airport boundaries or operations. The M-AP airport compatibility district shall consist of five (5) subdistricts or sectors. The subdistricts are described as follows:
- a. M-AP-1. Because these areas are most affected by aircraft traffic, development in these areas shall promote the maximum safety of aircraft, people, and property, and promote the full utility of the airports.
 - b. M-AP-2. The height of structures and land use permitted in these areas are of low intensity to reduce population in proximity to the airport and its runways.
 - c. M-AP-3. The land uses, intensities and heights of structures are limited to those which, for safety purposes, reduce population in the path of aircraft approaching or departing on these runways.

-
- d. M-AP-4. The land uses, intensities and heights of structures are designed to maintain the density of population for safety in areas surrounding the airport.
 - e. PD and PD-A planned development districts approved for airport-compatible uses.
- (7) *Ybor City Historic District.* The purpose of the Ybor City Historic District is to promote and preserve this historic district and its landmarks for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings, sites, monuments, structures and other areas of historic interest or importance within the Ybor City area of the city; to safeguard the heritage of our city by preserving and regulating this district and its landmarks, which reflect elements of our cultural, social, economic, political and architectural history; to preserve and enhance the environmental quality and safety of this district and the neighborhoods within it; to strengthen the city's economic base by the stimulation of the tourist industry; to establish, stabilize and improve property values; to foster economic development and manage growth. The Ybor City Historic District consists of the following nine (9) subdistricts:
- a. *YC-1 central commercial core.* This subdistrict comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.
 - b. *YC-2 residential.* This subdistrict comprises land devoted to residential development, including single-family and multi-family dwellings. The regulations are intended to preserve and conserve this predominately single-family and two-family housing form, and to encourage the development of vacant tracts suitable for residential uses.
 - c. *YC-3 Hillsborough Community College.* This subdistrict comprises land devoted to and designated for development as part of the Hillsborough Community College and supporting related uses.
 - d. *YC-4 mixed use redevelopment.* This subdistrict comprises mainly vacant land redesignated for neighborhood redevelopment which will support and enhance the tourists, cultural and economic functions of the Original Ybor City Historic district, providing an urban mixed use core coincident to the revitalization of the district's commercial core.
 - e. *YC-5 general commercial.* This subdistrict comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.
 - f. *YC-6 community commercial.* This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringes of the historic district, and which will provide a transition into the industrial uses to the south and east.
 - g. *YC-7 mixed use.* The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district.
 - h. *YC-8 residential.* The purpose of the YC-8 subdistrict is to allow the development of single family detached residential dwellings on relatively large lots in the Expanded Historic District. The regulations are intended to preserve and conserve this predominately single-family housing form, and to encourage the development of vacant tracts suitable for residential uses.
 - i. *YC-9 site planned controlled.* The purpose of the YC-9 subdistrict is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging well-designed developments that:

-
1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
 2. Include a mixture of appropriate land uses, which may not otherwise be permitted in other districts.
- (8) *Central Business District (CBD)*. The purpose of the CBD district is to implement the goals of the Center City Plan, a component of the Center City Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to create a public realm of high-quality through the regulation of the physical form of buildings, streets, and open spaces, the form and mass of buildings in relation to one another, and the establishment of a pedestrian-friendly relationship between building facades and the public realm. Refer to section 27-181.1 for provisions related to CBD-1 and CBD-2 zoning subdistricts.
- (9) *The Channel District (CD)*. The purpose and intent of the Channel District ("CD") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for a variety of commercial, residential and industrial uses, in conformance with the Tampa Comprehensive Plan, and seeks to guide development according to the district design regulations. Refer to section 27-197 for provisions related to CD-1, CD-2 and CD-3 zoning subdistricts
- (10) *Seminole Heights District (SH)*. The purpose of the Seminole Heights district is to implement the goals of the Greater Seminole Heights Vision Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to ensure that all development is compatible in form, building and structural orientation, general site layout, height, lot dimensional requirements and other site spatial relationships to the precedent within the established block and generally, the surrounding area. Refer to section 27-211 for provisions related to SH-RS, SH-RS-A, SH-RM, SH-RO, SH-CN, SH-CG, SH-CI, and SH-PD zoning subdistricts.
- (11) *Planned development*.
- a. PD Planned Development. The purpose of the planned development district (PD) is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging maximum land development opportunities and well-designed developments that:
 1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
 2. Include a mixture of appropriate land uses which may not otherwise be permitted in other districts.
 - b. PD-A Planned Development Alternative. The purpose of this alternative review process is to provide conceptual approval for planned development districts involving large-scale developments with a lengthy projected buildout time. The alternative review process allows flexibility within the parameters established by specific stated performance standards.
- (12) *University-Community District (U-C)*. The purpose of the University Community District shall be to provide for the appropriate development and arrangement of land uses for the University of South Florida and its associated land uses and to assure a development pattern which is compatible with university operations and to further encourage the grouping of those land uses having specific inter-relationships. The intent of the U-C District is to protect and promote the long-term stability of both the university and its accessory uses.

(13) *Mixed use districts.* The purpose of these districts is to allow the development of land uses that are consistent with the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential and neighborhood scale office and commercial uses, which contribute to the appropriate mix of land uses needed to ensure a viable economic base within Tampa's Urban Villages. Refer to sections 27-212 and 27-212.2 for provisions related to the following zoning subdistricts:

- a. *NMU-16:* Mixed use, neighborhood scale office and commercial, and all single-family dwelling types.
- b. *NMU-24:* Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.
- c. *NMU-35:* Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.

(14) *PP public parks.* This district is designed to identify and protect those publicly owned parcels used or proposed for park, recreation and open space use.

(b) *Schedule of permitted uses by district.* Except as specifically provided in this chapter, regulations governing the use of land and structures within the various districts in the city shall be as shown in the schedule of permitted uses by district.

The M-AP subdistricts, YC subdistricts, PD and PD-A districts, SH subdistricts, CBD subdistricts, NMU subdistricts, and CD subdistricts are not shown in the following Table 4-1, Schedule of Permitted Uses by District. 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

The use of land or structures that are not expressly listed in the schedule of permitted uses by district as permitted principal uses or permitted accessory uses are prohibited uses and shall not be established in that district.

Uses listed as permitted special uses may be established in that district only after approval of an application for a special use permit in accordance with the procedures and requirements in Article II, Division 5.

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 ² ₁₂₆	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				
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
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				
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2											

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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			
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		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		
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		
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
Restaurant (on premises only)																S1/S2 ₁₈	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴	S2 ¹⁴		

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Shopper's goods retail (package only)																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			
Sidewalk café															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			
Specialty retail (package only)																S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈	S1/S2 ₁₈				
Temporary (on premises only)	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	S1 ¹ ₄	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			
Drycleaning plant, small																X		X	X	X				
Dwelling unit, accessory ¹⁷				S1	S1	S1	S1	S1	S1	S1														
Explosive storage and/or manufacturing																					S1			

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Hazardous materials																					S1			
Heliport, helistop																S2				X	X	X		S2
Interim parking ⁸												X	X	X	X	X	X	X	X	X	X			
Junkyard																						S1		
Kennel, large ²⁹																			X	X	X			
Kennel, small ²⁸																X		X	X	X	X			
Laboratory, dental and medical												A	A	X	X	A	X	X	X	X	X			
Landfill																						S1		
Lot, irregular	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			
Maintenance or storage facility																			X	X	X			
Manufacturing, heavy																					X			
Manufacturing, light																			X	X	X			
Marina																		X	X	X	X			
Material recovery facility																				X ²³	X ²³			
Medical marijuana dispensary ¹⁶																X	X	X	X	A	A			
Medical marijuana processing facility ¹⁶																				X ²¹	X			
Microbrewery																		X	X	X	X			
Production limits: Up to 60,000 barrels annually																		X	X	X	X			
Production limits: >60,000 up to 200,000 barrels annually ²⁰																			X	X	X			
Nursing [care facility], convalescent and extended care facility						S2	S2	S1	S1	X	X		S1	S1	X		X	X						S1

Office, business and professional														X	X	X	X	X	X	X	X	X		S2
Office, medical														S2	S2	X	X	S2	X	X	X	X		X
Parking, off-street:																								
Principal use	A ⁹	A ⁹	A ⁹	A ⁹	A ⁹												S1		S1	S1	S1	S1		
Accessory use ¹						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Commercial use	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Personal services										A	A	A	A		A	X	X	X	X	X			A	
Petroleum bulk storage and/or processing																						S1		
Pharmacy														A	A	A	X	X	X	X				
Place of assembly																	X		X	X				
Printing, light																A	X		X	X	X	X		
Printing and publishing																				X	X	X		
Public service facility	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	X	X	X	X	X	A	
Public use facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Radio/television studio																	X		X	X	X			
Recreation facility, commercial:																								
Indoor																X	X		X	X	X			
Outdoor																			S2	S1	X			
Recycling - materials and goods																					X ²⁴	X ²⁴		
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		
Restaurant																	X	X	X	X	X			
Restaurant, drive-in																	S1		S2	S1	X	X		
Retail bakery																	X	X ²⁵	X ²⁵	X	X	X		

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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	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			
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			
Vendor, sports and entertainment												S1	S1	S1	S1	S1	S1	S1	S1	S1	S1			

Vendor, temporary ¹³															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.
- 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.

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- 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 East Tampa Overlay boundaries (Article VI, Division 2; Sec. 27-240), and the** area of the City North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue.
 - 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.
 - 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.

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- (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		
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

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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.
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.

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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.

- (d) *Minimum lot area and density factors.* The following summary Table 4-2.1 shows the district acronyms, the district names, the zoning lot area and density factors required by district. In order to determine density for residential use, the following formula shall be used:

<u>minimum lot area (sq. ft.)</u> density factor	=	<u>total dwelling</u> units
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TABLE 4-2.1

Residential Districts		Minimum lot area (sq. ft.)		Density factors (sq. ft.)
<i>Single-Family Districts:</i>				
RS-150	Residential Single-Family	15,000	and	1 d.u./zoning lot
RS-100	Residential Single-Family	10,000	and	1 d.u./zoning lot
RS-75	Residential Single-Family	7,500	and	1 d.u./zoning lot
RS-60	Residential Single-Family	6,000	and	1 d.u./zoning lot
RS-50	Residential Single-Family	5,000	and	1 d.u./zoning lot
<i>Multiple-Family Districts:</i>				
RM-12	Residential Multiple-Family	5,000	and	3,630/d.u.
RM-16	Residential Multiple-Family	5,000	and	2,723/d.u.
RM-18	Residential Multiple-Family	5,000	and	2,420/d.u.
RM-24	Residential Multiple-Family	5,000	and	1,815/d.u.
RM-35	Residential Multiple-Family	5,000	and	1,243/d.u.
RM-50	Residential Multiple-Family	5,000	and	871/d.u.
RM-75	Residential Multiple-Family	5,000	and	580/d.u.
<i>Residential Office Districts:</i>				
RO	Residential Office	5,000	and	5,000/d.u. ²
RO-1	Residential Office	5,000	and	2,723/d.u. ²
<i>Office districts:</i>				
OP	Office Professional	10,000	and	1,815/d.u. ²
OP-1	Office Professional	10,000	and	871/d.u. ²
<i>Commercial Districts:</i>				
CN	Commercial-Neighborhood	5,000	and	2,500/d.u. ²
CG ²	Commercial-General	10,000		²
CI ²	Commercial-Intensive	10,000		²
<i>Industrial Districts:</i>				
IG	Industrial-General	5,000		Not applicable
IH	Industrial-Heavy	5,000		Not applicable
<i>General Zoning Site Plan Districts:</i>				
PD ²	Planned Development	Not applicable		²

PD-A ²	Planned Development Alternative	Not applicable		
Special Districts:				
M-AP airport compatibility districts (Refer also to Article II, Division 2, Subdivision 1):				
M-AP 1, -2, -3, -4	Municipal Airport	10,000		²
Ybor City Historic District (Refer also to Article II, Division 2, Subdivision 2):				
YC-1 ²	Central Commercial Core	1,900		²
YC-2 ²	Residential	2,500		
YC-3 ²	Hillsborough Community College	6,650		
YC-4 ²	Mixed Use Redevelopment	1,600		
YC-5 ²	General Commercial	4,700 ¹		
YC-6 ²	Community Commercial	2,820		
YC-7 ²	Mixed Use	2,500		
YC-8 ²	Residential	4,356		
YC-9 ²	Site Planned Controlled	Not applicable		
Central Business District (Refer also to Article II, Division 2, Subdivision 3):				
CBD-1, -2 ²	Central Business District	Not applicable		Not applicable
Channel District (Refer also to Article II, Division 2, Subdivision 4):				
CD-1, -2, -3 ²	Channel District-1, -2, -3	Not applicable		²
Seminole Heights District (Refer also to Article II, Division 2, Subdivision 5):				
SH-RS	Single-family detached residential	5,000		²
SH-RS-A	Single-family attached residential	²		
SH-RM	Multi-family residential	²		
SH-RO	Residential office	5,000		
SH-CN	Office	6,000		
SH-CG	Mixed-use, commercial general	7,500		
SH-CI	Mixed-use, commercial intensive	7,500		
SH-PD	Planned development	²		
Neighborhood Mixed Use District (Refer also to Article II, Division 2, Subdivision 6):				
NMU-16, -24, -35	Neighborhood mixed use	5,000		²

Notes:

1. Development of single-family attached and semi-detached dwellings is permitted to have a minimum lot area of one thousand six hundred (1,600) square feet.
2. The maximum allowed density is governed by the Tampa Comprehensive Plan.

(Ord. No. 2013-72, § 4, 6-6-2013; Ord. No. 2013-73, § 4, 6-6-2013; Ord. No. 2013-101, § 2, 7-18-2013; Ord. No. 2015-10, § 3, 1-15-2015; Ord. No. 2015-99, § 2, 9-17-2015; Ord. No. 2015-110, § 2, 11-5-2015; Ord. No. 2016-14, § 2, 2-4-2016; Ord. No. 2016-58, § 4, 4-21-2016; Ord. No. 2016-76, § 2, 5-26-2016; Ord. No. 2016-78, § 2, 5-26-2016; Ord. No. 2017-132, § 4, 8-24-2017; Ord. No. 2017-163, § 2, 11-16-2017; Ord. No. 2018-176, § 3, 11-1-2018; Ord. No. 2019-54, § 25, 4-18-2019; Ord. No. 2020-14, § 2, 2-6-2020)