A blurred image of a city skyline at dusk or dawn, with various building silhouettes against a blue and orange sky.

# **ABCs of Zoning**

## **January 11, 2023**

# What we will cover this evening

Zoning

Comprehensive Plan

Euclidean Districts

Yards

Setbacks

Structures (Principal and Accessory)

Planned Developments

Available Online Tools

# Next Sessions

Special Uses

Nonconformities

Variances

Alternative Designs

Historic Preservation

Design Districts

Rights of Way/Easements

# History of Zoning

- “Start of Modern Zoning Regulations”

Village of Euclid v Amber Realty (1926)

- US Supreme Court upheld constitutionality of zoning
  - Zoning was a valid police power as long as it advanced the need for public safety, welfare, and morals
- Florida adopts its first “enabling act”, allowing local governments to enact zoning codes (1939)
    - Tampa adopts Chapter 43 (1956)
    - Tampa adopts Chapter 43A (1984)
    - Tampa Zoning Code is renumbered to Chapter 27 (1990)

# Chapter 27: The Zoning Code

## Purpose and Intent

To implement of the public purposes and objectives of the Tampa Comprehensive Plan

To promote the public health, safety, morals, convenience, comfort, amenities, prosperity and general welfare of the city

It divides the City into districts of such number, shape, characteristics, area, common unity of purpose, adaptability or use as will accomplish the objectives of the Tampa Comprehensive Plan.

# Tampa Comprehensive Plan

- Master Plan of Tampa
- Required through the adoption of the Growth Management Act of 1985
- 40 year plan
- What is the vision for the City?
- Where do we see the City in the future?
- Provides guiding planning goals, objectives, and policies

# Tampa Comprehensive Plan

Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	<b>Community Commercial-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met • Up to 2.0 in Ybor City Local Historic District Only	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> <li>Gathering places such as a plaza, courtyard, or park.</li> <li>Compatible public, quasi-public, and special uses.</li> <li>Development should include a mix of non-residential and residential uses with more intense development near major intersections.</li> <li>Projects may be determined either by density or floor area ratio (FAR). If FAR is applied to a residential project to determine a site's maximum density potential, development shall be compatible in character and scale with the surrounding residential built environment. Single-use multi-family residential projects within the South Tampa Planning District or New Tampa Planning District shall not use FAR to determine a site's density potential.</li> </ul>	<ul style="list-style-type: none"> <li>A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall;</li> <li>More intense mixed-use development at intersections with stepped down residential uses in between;</li> <li>Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district);</li> <li>Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection;</li> <li>Building facades and entrances that directly address the street;</li> <li>Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level;</li> <li>Integrated (vertical and horizontal) residential and non-residential uses along the corridors;</li> <li>Parking that is located to the side or behind buildings, or in parking structures;</li> <li>Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions;</li> <li>Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities;</li> <li>Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and</li> <li>*Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met:               <ul style="list-style-type: none"> <li>Subject site is greater than 0.35 acres;</li> <li>Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and</li> <li>Structure must have vertically integrated mix of at least 2 uses from 2 separate general categories as outlined in City Code.</li> </ul> </li> </ul>
CMU-35	<b>Community Mixed Use-35:</b> <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses	Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met			

**TAMPA VISION MAP SERIES  
CITY FORM MAP**

**Planning Districts**

- Historic
- Central Town
- University
- South Tampa
- Bayshore

**Business Centers**

- Midtown
- Westshore

**Urban Villages**

- Chesapeake Beach
- Bayshore Heights
- East Hills
- East Town
- Hyde Park
- Central Ave
- Yonge Heights
- West Tampa
- West Village

**River and Canal Corridors**

- Historic Downtown Corridor

**Future Transit Corridor**

- Future Corridor Area

**Future Transit Station (EXP/DESIGN SPECIFIC)**

- Bus Transit Station

**Area of Stability Outside Planning Area**

- Neighborhood

**Long Range Transit Line**

- Commuter Light Rail
- Bus Rapid Transit
- Light Rail
- Mass Rapid

**Connectivity Features**

- Arterial
- Bus Station
- Major Water Facilities
- County Stadium
- Arts
- Private Stadium, College and University
- Public College or University
- Major Air Port or Seaport
- International County Auditorium
- University of Tampa
- Regional Convention Center

**Scale**

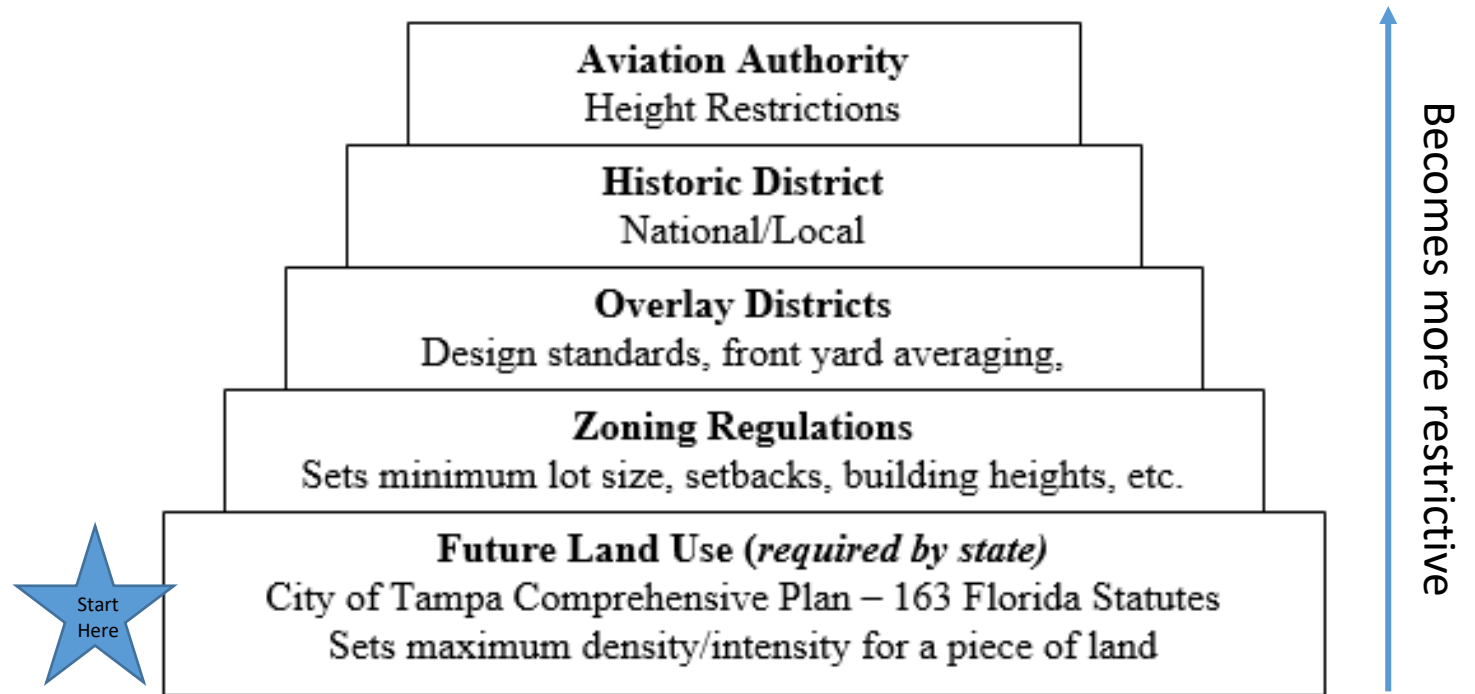
**North Arrow**

**Legend**

**City of Tampa**



# How do these things work together?



# Euclidean Zoning Districts

- These are what is considered the “standard” zoning districts.
- Each district has a set of “regulations” – height, bulk, setbacks.
- Allowed Uses
- Special Uses
- Prohibited Uses

# Euclidean Zoning Districts

Development standards set in Code:

- General Zoning Districts
  - Table 4–1 Schedule Of Permitted Uses By District
  - Table 4–2 Schedule of Area, Height, Bulk, and Placement Regulations
- Article VI Supplemental Regulations
- Article X Off–Street Parking and Loading Regulations
- Ybor City Historic Districts
- Channel Districts
- Central Business Districts
- Greater Seminole Heights Districts
- Neighborhood Mixed Use Districts

If you can meet standard, you can develop and use property as allowed by the code.

# Categories of zoning districts

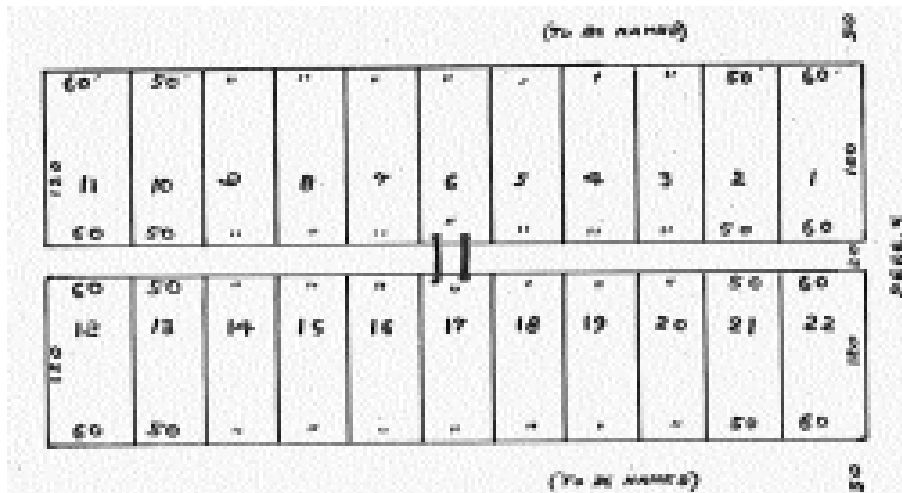
- Single family – RS-150, RS-100, RS-75, RS-60, RS-50
- Multiple family – RM-75, RM-50, RM-24, RM-18, RM-16, RM-12
- Office – RO, RO-1, OP, OP-1
- Commercial – CI, CG, CN
- Industrial – IH, IG
- M-AP – M-AP 1 through 4
- Ybor City – YC 1 through 8
- CBD – CBD 1 and 2
- Channel District – CD 1 and 2
- Seminole Heights – SH-RS, SH-RSA, SH-RM, SH-CG, SH-CI
- Neighborhood Mixed Use – NMU16, NMU-24, NMU-35
- Planned Development – PD, PD-A

# Section 27-156, Table 4-1

[illegible]

# What is a zoning lot?

*Lot, zoning:* A lot or combination of lots shown on an application for a zoning compliance permit which together meet all applicable requirements for development.



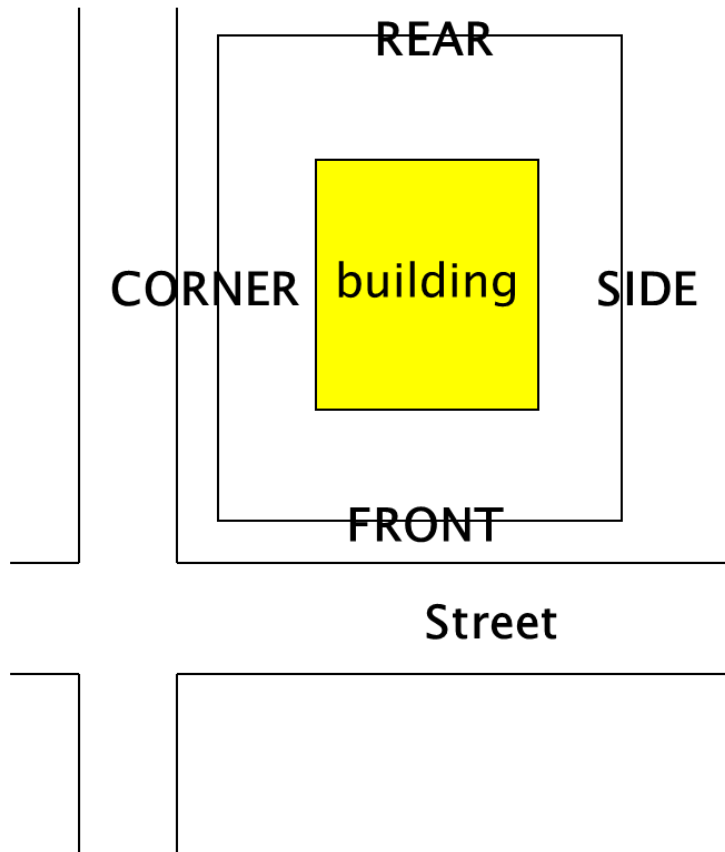
# Section 27-156, Table 4-2

**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.) <sup>13</sup>				Maximum FAR <sup>17</sup>	Maximum Height (ft.) <sup>1</sup>
				Front <sup>14</sup>	Side <sup>15, 16</sup>	Rear Interior Lot/Corner Lot <sup>8</sup>	Corner <sup>8</sup>		
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35
RM-16	5,000	50	2,723	25	7	15/15	7	—	35
RM-18	5,000	50	2,420	25	7	15/15	7	—	35
RM-24	5,000	50	1,815	25	7	20	7	—	60 <sup>2</sup>
RM-35	5,000	50	1,243	25	7	20	7	—	120 <sup>3</sup>
RM-50	5,000	50	871	25	7	20	7	—	200 <sup>3</sup>
RM-75	5,000	50	580	25	7	20	7	—	n/a <sup>5</sup>
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 <sup>2</sup>
OP-1	10,000	60	17	20	10	20	20	—	200 <sup>3</sup>
CN	5,000	60	17	20	10	10	20	—	35
CG	10,000	75	17	10	10 <sup>12</sup>	10	10	—	45 <sup>6</sup>
CI	10,000	100	17	10	0	0	10	—	45 <sup>6</sup>
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a <sup>4</sup>
U-C	1 acre <sup>9</sup>	100 <sup>10</sup>	n/a	50	25	50	n/a	—	100 <sup>11</sup>

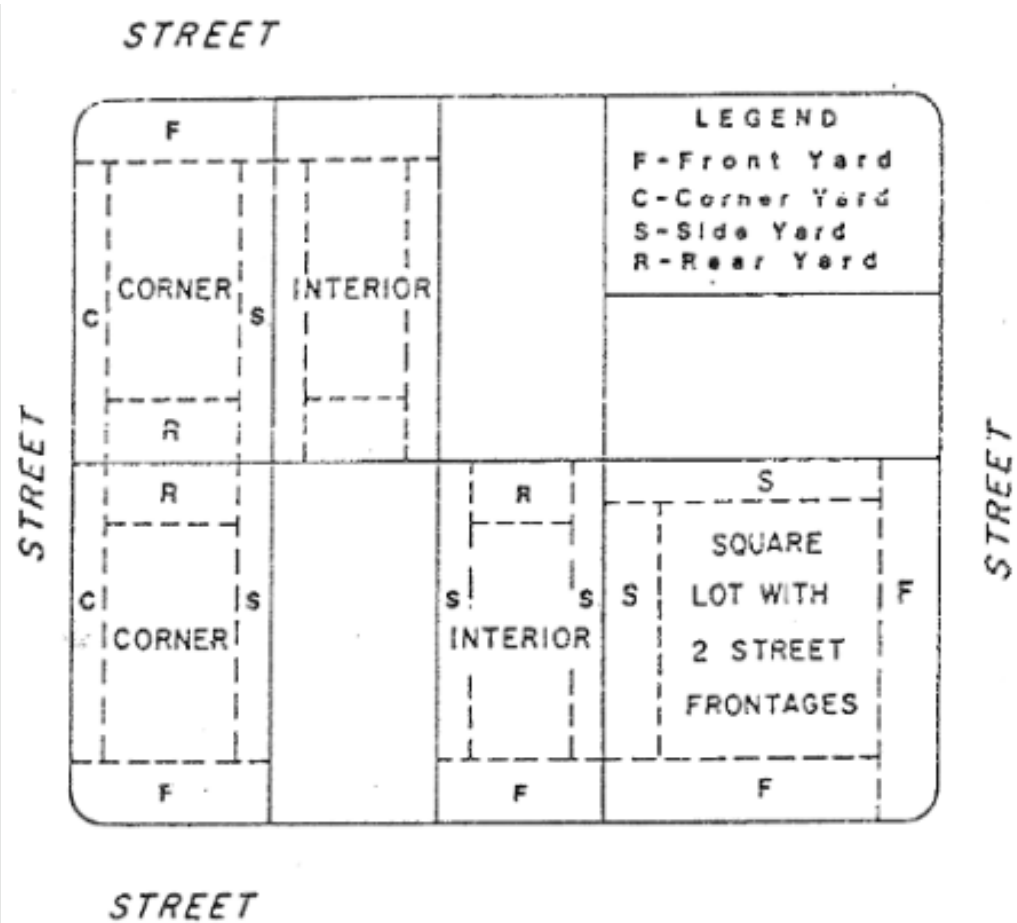
# Lots



- The diagram to the left depicts the four basic yards in a zoning lot.
- The “front” yard is defined as the narrow width of the lot along a street right-of-way.
- Each zoning district has specific setback requirements.

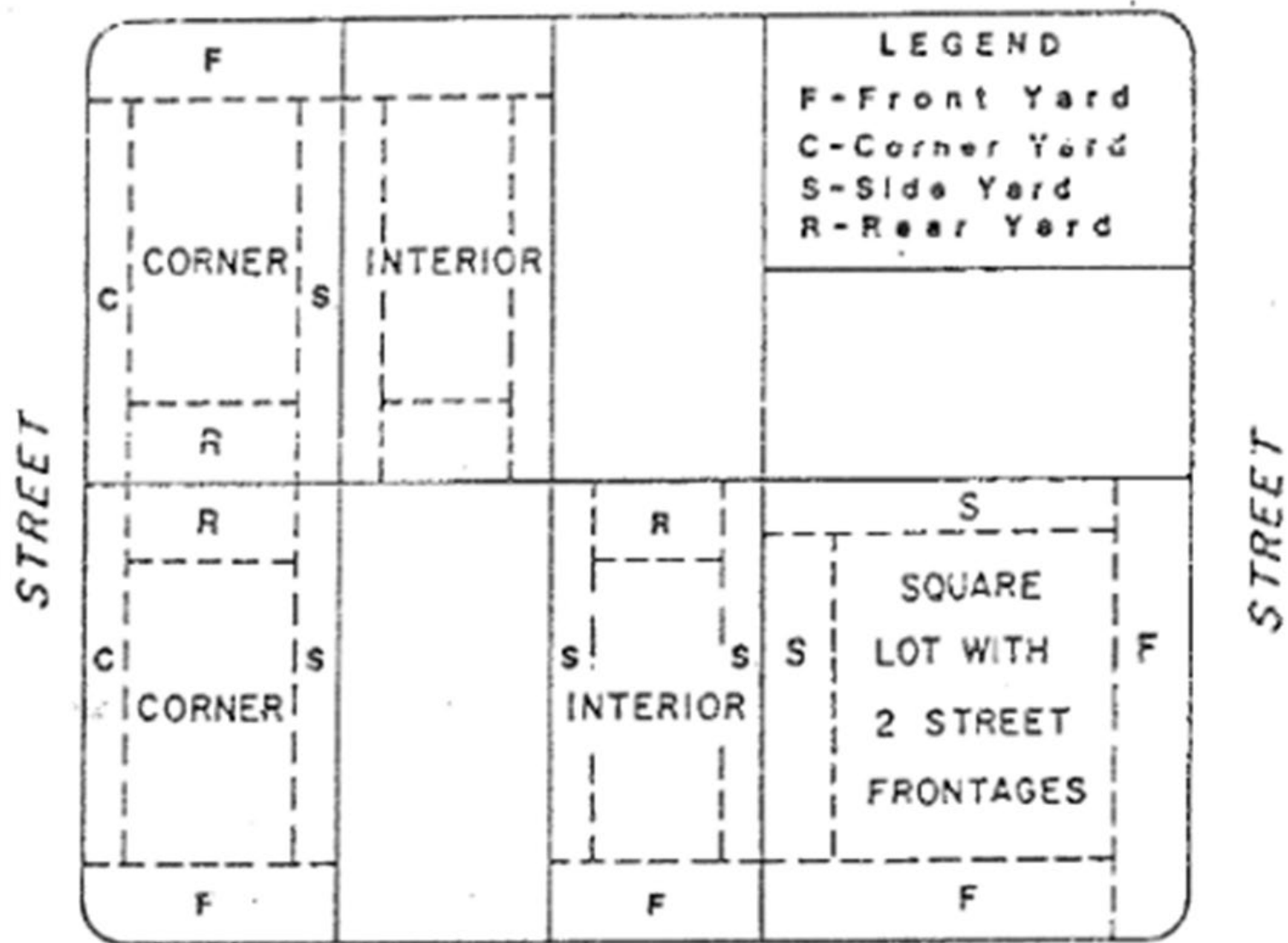


# Lots and Yards (Diagram found in 27-161)



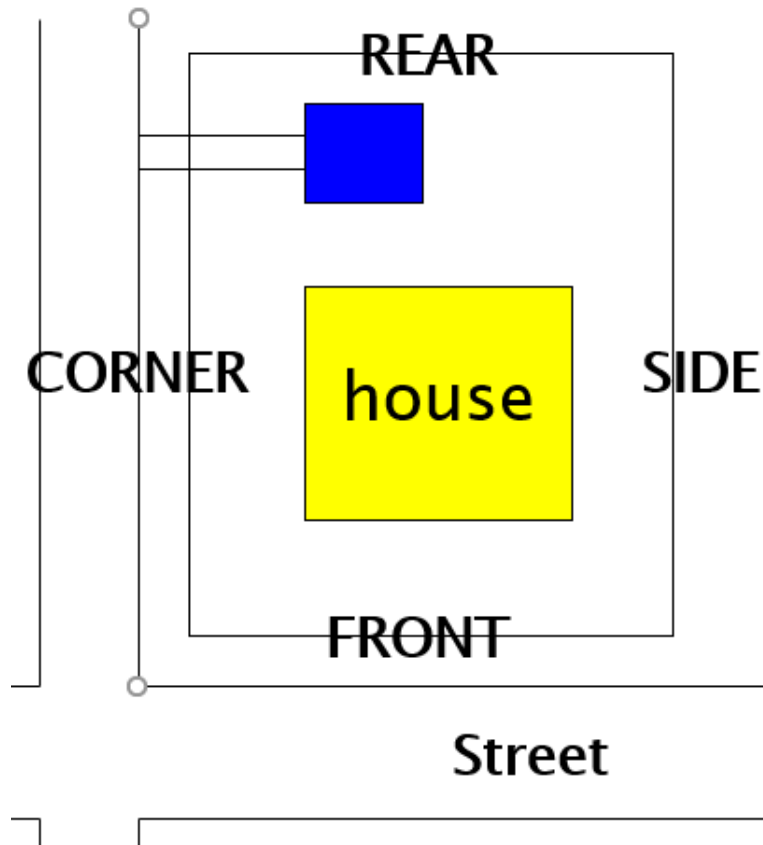
- The diagram to the left depicts the four basic yards in a zoning lot.
- The “front” yard is defined as the narrow width of the lot along a street right-of-way.
- Each zoning district has specific setback requirements.

STREET



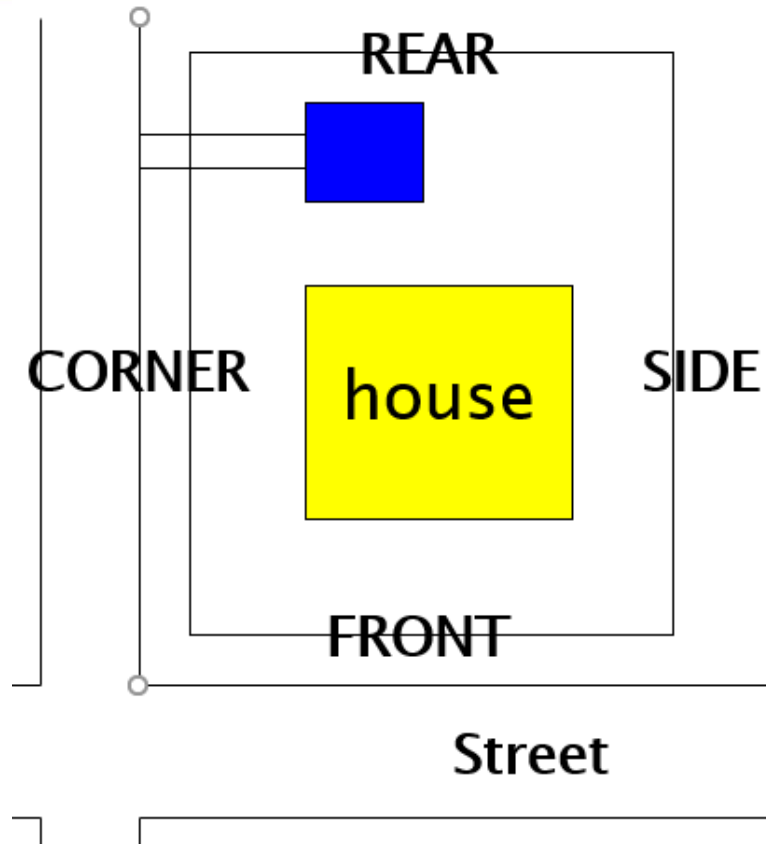
STREET

# Principal Structures



- The yellow box represents the principal structure.
- Setbacks determined by underlying zoning district.

# Accessory Structures



- The blue box represents a garage, which is a type of accessory structure.
- Accessory structures have the following required setbacks:
  - 3' rear yard
  - 3' side yard
  - Underlying zoning setbacks for corner property lines



# Garage/Carport Entrances

- If a one-car garage/carport, the required setback to the entrance to the garage/carport is 18 feet
- If a two-car garage/carport, the required setback to the entrance to the garage/carport is 10 feet
- If the underlying zoning requires a greater setback, then the more restrictive applies

# Yards: what can be in a yard?

- Fences, Walls, Ornaments
- Poles, Posts, Furniture
- Items cannot block light or air
- Residential fences can be 6 feet high on sides and rear/commercial fences can be as tall as 8 feet along all yards
- Residential fences (solid) can be 3 feet yard or 4 feet if made of transparent materials (front yard) and 6 feet, regardless of material, in the side and rear yards

A blurred image of a city skyline at dusk or dawn, with various building silhouettes against a blue and orange sky.

# **Site Plan Controlled Districts**

# Site plan controlled districts

- PD, PD-A, SH-PD, YC-9
- Site plan submitted and reviewed by the DRC (Development Review and Compliance)
- Adopted by City Council through a public hearing process.
- Council determines the appropriateness of the development for the particular site involved, focusing on the Comprehensive Plan Future Land Use Designation and policies and land development regulations.



# Sample approved site plan

## REQUEST TO REZONE FROM RM-16 (RESIDENTIAL MULTI-FAMILY-16) TO PD (PLANNED DEVELOPMENT) FOR RESIDENTIAL SINGLE FAMILY DETACHED & RESIDENTIAL TWO FAMILY USES

### SITE PLAN

1" = 10'

### SITE DATA

**SETBACK PROVIDED**  
SIDE: 5' North & South  
REAR: 20' West  
FRONT: 10' East

**GREENSPACE CALCULATIONS**  
TOTAL GREENSPACE PROVIDED: 108 + 12 + 12 + 12 + 12 = 60 SF  
TOTAL GREENSPACE REQUIRED: 108 + 12 + 12 + 12 + 12 = 60 SF  
TOTAL GREENSPACE PROVIDED: 60 SF

**REQUIRED TREE CALCULATION**  
TREES FOR 200 SF OF PARKING: 4 TREES OF 10" DBH  
TOTAL TREES PROVIDED ON SITE: 4 TREES

**TREE PROTECTION REQUIREMENT**  
TREES TO BE PROTECTED: 4 TREES OF 10" DBH  
TREES TO BE REMOVED: 0 TREES

**PLAN NOTES**  
1. ALL UTILITY WORK SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.  
2. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE CITY OF TAMPA.  
3. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE CITY OF TAMPA.

**IMPERVIOUS CALCULATION:**  
TOTAL IMPERVIOUS AREA: 1,000 SF  
TOTAL PERMEABLE AREA: 1,000 SF  
TOTAL IMPERVIOUS AREA: 1,000 SF

### TABLE 284.3.1-1: TREE RETENTION/REMOVAL REQUIREMENTS BY TREE TYPE

Tree Type	Diameter (Inches) / Depth (Feet)	Retention		Removal		Total Credits	
		# of Trees	Retention Multiplier	# of Trees	Removal Multiplier	Total Credits	Total Debits
Type 1: Tall & Mature	6" to 12"	0	-1	0	0	0	0
	12" to 18"	0	-2	0	0	0	0
	18" to 24"	0	-4	0	0	0	0
	24" to 36"	0	-12	0	0	0	0
Type 2: Medium	6" to 12"	0	1	0	0	0	0
	12" to 18"	0	2	0	0	0	0
	18" to 24"	0	3	0	0	0	0
	24" to 36"	0	3	0	0	0	0
Type 3: Small & Young	6" to 12"	0	1	0	0	0	0
	12" to 18"	0	2	0	0	0	0
	18" to 24"	0	3	0	0	0	0
	24" to 36"	0	3	0	0	0	0

**NOTES:**  
[1] All ground tree species calculated as "deciduous" growth rate and using 10" caliper tree as standard 5-year fully (i.e., 124 SF replacement crown footprint per 3.5" caliper tree planted).  
[2] Species Rating is determined by mid-point of range. 50 ("Species Rating"). Rating denotes comparative suitability species, based on suitability & performance as "urban trees", using R. SVA's Tree Species Ratings (2016), recorded as PERCENT. If not available, use CR value (see Table 284.3.2-A City of Tampa Tree Manual).  
[3] CR ("Condition Rating"). Rating using Tree Health Evaluation Method (Mader and Clark 1994), recorded as PERCENT (EXCELLENCE, GOOD, FAIR, POOR, DEAD).  
[4] Refer to Table 284.3.1-1 for Range of Species Ratings below.  
[5] Credits for ground tree retention is calculated in the same manner as debits.  
[6] All mitigation trees measured less than 10" shall be included into the table as a 5" tree.  
[7] Reference: "CR" means "Condition Rating", "CR" means "Condition Rating", "CR" means "Condition Rating", "CR" means "Condition Rating".

**AERIAL**  
NTS

**SUBJECT PROPERTY**  
409 S. FREMONT AVE.

**CASE NO.** 2022-000172  
**DATE CITY** \_\_\_\_\_  
**DATE CITY** \_\_\_\_\_  
**CERTIFIED DATE** 04/14/2022

**SIGNED LDC STAFF** \_\_\_\_\_  
**DATE** 04/14/2022

**COUNCIL CHAIRMAN** \_\_\_\_\_  
**CLERK** \_\_\_\_\_  
**ZONING ADMINISTRATOR** \_\_\_\_\_

Sheet 1  
of 2

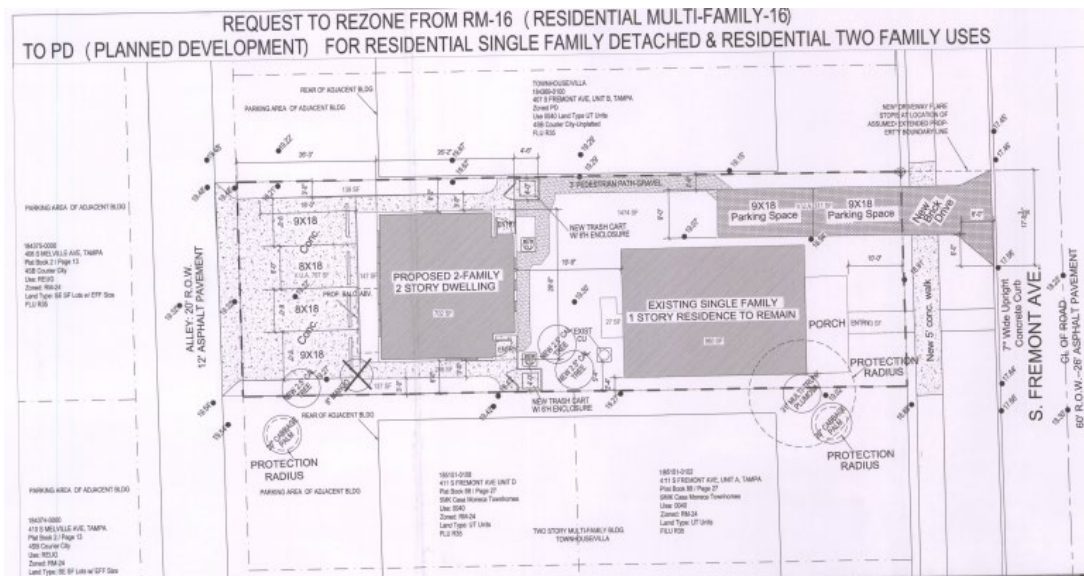
Planned Development for  
409 South Fremont Avenue

Grand Design, Inc  
3504 Nakora Drive  
Tampa, FL 33618

GrandDesign

# Highlights of plan

# Graphic



## Site Data Table

<h1 style="text-align: center;">SITE DATA</h1>	
<b>SETBACK PROVIDED</b> Sides: 6' North & South Rear: 25' West Front: 10' East	SOLID NUMBER: 18070-0000 ADDRESS: 409 S FREMONT AVE EXISTING USE: BRWELL FAMILY RESIDENTIAL PROPOSED USE: DWELLING, SINGLE FAMILY DETACHED AND TWO FAMILY SETBACKS: NORTH - 6', SOUTH - 6', EAST - 10', WEST - 30' MAX. BUILDING HEIGHT: 27'-10" LOT AREA: 4,792 SF ACREAGE IS 0.11 LOT DIMENSIONS: 45 X 109 EXISTING HOUSE: 960 SF GROSS (016 SF HEATED AREA) PROPOSED 2 FAMILY DWELLING UNIT 1 GROUND FLOOR, 710 SF GROSS; UNIT 2 SECOND FLOOR 710 SF GROSS; 2,421 SF TOTAL PROPOSED RM 10 PD RESIDENTIAL SF CLASS 35 FLOORING: 10" TWO FAMILY DWELLING: 2 SPACES PER UNIT X 2 = 4 SPACES EXISTING HOUSE = 2 PROPOSED PARKING: 8 STANDARD CAR SPACES 21 STUNTS PER ACRE RM 05 PROPOSED LAND USE: RM 05
<h2 style="text-align: center;">GREENSPACE CALCULATIONS</h2>	
TOTAL GREENSPACE PROVIDED: 158 + 120 + 547 + 1424 SF = 1849 SF TOTAL V.E.A. TRF SF PARKING + 211 SF TRAILER SPACES = 1,579 SF I.U.A.	
<h2 style="text-align: center;">REQUIRED TREE CALCULATION</h2>	
TREES PER 2000 SF PAVEMENT: 4.792 SF SITE = 1960 SF PARKING + 702 SF 2 FAMILY DWELLING = 2,492 SF / 2000 = 1.25 OR 3 TREES TOTAL TREES PROVIDED ON SITE: 3 TREES TO BE PLANTED AS SHOWN ON SITE PLAN	
<h2 style="text-align: center;">TREE PROTECTION REQUIREMENT</h2>	
TREE PROTECTION FOR UNPAVED TREES: 12" x 12" (2" FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT) AND PROTECTED TREES: 12" AND LESS - 10" FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT PALMS REQUIRE A 3 FOOT PROTECTIVE RADIUS	
<h2 style="text-align: center;">PLAN NOTES</h2>	
NOTE: DEVELOPER SHALL COMPLY WITH THE CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CURRENT FLOOD ZONE INFORMATION FOR THIS PROPERTY INDICATED IT IS IN FLOOD ZONE "X" AS DETERMINED FROM THE 2009 F.I.R.M.	
ALL UTILITY WORK PERFORMED WITHIN THE CITY RIGHT OF WAY SHALL BE PERMITTED THROUGH THE TRANSPORTATION PHYSICAL PLANS APPLICATION PLAN, CERTIFICATE OF INSURANCE AND "NOT" PLAN TO RIGHT-OF-WAY (TRANSPORTATION) (TAMPA.GOV). YOU MAY CONTACT A.D.W. ARCHITECT AT 813-274-6533	
REGARDING SOLID WASTE: 6 HIGH WOOD ENCLOSURES WITH 6 HIGH GATES AND CONC. FENCE ARE PROVIDED FOR TRASH CART STORAGE. ALL REFUSE CARTS SHALL BE STORED WITHIN THE ENCLOSURE ASSIGNED TO EACH UNIT SO AS NOT TO BE VISIBLE FROM THE R.O.W. OR THE ADJACENT PROPERTIES ON NEAR.	
ALL DEVELOPMENT ON SITE TO COMPLY WITH THE STANDARDS AND CONDITIONS OF THE ACCEPTED SITE PLANS AS WELL AS CITY OF TAMPA CODE OF ORDINANCES CHAPTERS 5, 13, 17A, 22, 35 AND 22 INCLUDING ALL TECHNICAL STANDARDS AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE NOTED HEREIN.	
ALL WORK PERFORMED WITHIN THE CITY RIGHT OF WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. APPLICANT WILL SUBMIT AN APPLICATION, CONSTRUCTION PLAN, CERTIFICATE OF INSURANCE AND NOT PLAN ONLINE VIA THE FOLLOWING LINK: <a href="https://apps.tampa.gov/mobilitycenter/default.aspx">https://apps.tampa.gov/mobilitycenter/default.aspx</a>	
<h3 style="text-align: center;">IMPERVIOUS CALCULATION:</h3>	<h3 style="text-align: center;">LEGAL DESCRIPTION:</h3>
TOTAL EXISTING SITE AREA: 4,792 SF EXISTING IMPERVIOUS AREA: 1,780 SF EXISTING IMPERVIOUS TOTAL PROPOSED IMPERVIOUS: 3,386 SF PROPOSED IMPERVIOUS (INCLUDES EXISTING)	The south 40' of Lot 4, Block 3, COURIER CITY, according to the map or plat thereof, as recorded in Plat Book 2, Page 14, 13, of the Public Records of Hillsborough County, Florida.
BASED ON C.D.T. CHAPTER 21 AND STORMWATER TECHNICAL STANDARDS REQUIREMENTS, NO ONSITE RETENTION WILL BE REQUIRED FOR THIS PROJECT.	



# Site plan controlled districts

## Substantial changes

- Minor changes allowed through the substantial change process (27-138(7))
- Includes specific triggers to determine if a substantial change
  - No more than a five percent increase in the number of dwelling units
  - No more than five percent increase in floor area
  - Shifting of building, as long as setbacks are maintained
  - Up to two story increase for nonresidential





# Site plan controlled districts

## Substantial changes

- If determined to be a substantial change:
- The applicant must go back to City Council through the rezoning process
- The applicant must pay new fees and submit a new, complete application package with plans to begin the rezoning process, including new notice
- The scope of review is limited to the changes proposed over the previously approved site plan controlled district

# Brief Overview of Resources

- Accela Citizen Access

<https://aca-prod.accela.com/TAMPA/default.aspx>

- Active Applications Map

- Interactive Zoning Map

<https://www.tampa.gov/development-coordination>

- Other Mapping Resources

<https://www.tampa.gov/guide/zoning>

**THANK YOU**