



City of Tampa
Jane Castor, Mayor

City Planning Department
Stephen Benson, Director
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DATE: November 13, 2023

TO: THE HONORABLE CHAIR AND MEMBERS OF CITY COUNCIL

THROUGH: John Bennett, Chief of Staff *JB*
Nicole Travis, Administrator, Development and Economic Opportunity *NT*

FROM: Stephen Benson, AICP, City Planning Director *SB*
Dana Crosby-Collier, Senior Assistant City Attorney *dlc*
Eric Cotton, Development Coordination Manager *EHC*

RE: November 30, 2023 City Council Workshop Session
File No. CM23-1614 - July 2023 Land Development Code Text Amendment Cycle
Request to transmit final proposed amendment language to Planning Commission

Summary of Request

On August 31, 2023, staff proposed eight (8) conceptual amendments to the Land Development Code for the July 2023 Cycle. City Council approved moving forward with public engagement to provide an opportunity for public input on the amendments.

Staff held one public information meeting for the eight (8) amendments. The meeting was advertised by direct e-mail to recipients of the Tampa CARES Newsletter and all registered neighborhood associations. The meeting announcements were also posted on the City Planning web site (<https://www.tampa.gov/city-planning/code-amendments>) and on NextDoor.

Public Meeting Summary

Virtual Public Information Meeting	
Date & Time	Wednesday, September 27, 2023, at 6:00 PM. The meeting lasted 1 hour and 7 minutes.
Topics	Amendment 23-11: Article 3, Division 2, Subdivision 3, "Central Business District"- Update the street typologies map and streetscape paving details. Amendment 23-12: Sections 27-91, 27-211, 27-231, 27-271, 27-330- Clarify when historic district requirements take precedence over the general zoning code.

	<p>Amendment 23-13: Section 27-150- Automatically withdraw a rezoning application if a concurrent Comprehensive Plan Amendment is not approved.</p> <p>Amendment 23-14: Section 27-21- Cleanup footnote reference in the Consistency Matrix.</p> <p>Amendment 23-15: Sections 19-58, 27-287.25- Enforcement of hazardous tree removals.</p> <p>Amendment 23-16: Section 27-283.11- Commercial vehicle parking definitions.</p> <p>Amendment 23-17: Section 27-149 Public Notice Requirements- Expand notice area and require a notice of filing for cases that require a public hearing.</p> <p>Amendment 23-18: Channel District, Section 27-199, Table 19-2- increase maximum height in CD-1</p>
Participation	10 individuals attended the meeting.

A summary of questions from the public and answers for each amendment are provided in the attached exhibits. Meeting recordings are posted at <https://www.tampa.gov/city-planning/code-amendments>.

Requested Action(s)

City code requires amendments to the Land Development Code be heard by the Planning Commission and found consistent with the Comprehensive Plan prior to adoption by City Council. **Staff respectfully requests approval to transmit eight (8) proposed text amendments to the Planning Commission.** Final draft amendment language is attached herein as Exhibits A-H. A general processing timeline for the remainder of the cycle is provided below. Staff is available to answer any questions.

Next Steps for July 2023 Cycle of Text Amendments:

- December 2023 – Planning Commission Briefing
- January 2024 – Planning Commission Hearing & Tampa City Council First Reading
- February 2024 – Tampa City Council Second Reading

Enclosures:

- Exhibit A: Amendment 23-11: Article 3, Division 2, Subdivision 3, “Central Business District”- Update the street typologies map and streetscape paving details.
- Exhibit B: Amendment 23-12: Sections 27-91, 27-211, 27-231, 27-271, 27-330- Clarify when historic district requirements take precedence over the general zoning code.
- Exhibit C: Amendment 23-13: Section 27-150- Automatically withdraw a rezoning application if a concurrent Comprehensive Plan Amendment is not approved.
- Exhibit D: Amendment 23-14: Section 27-21- Cleanup of footnote reference in the Consistency Matrix.
- Exhibit E: Amendment 23-15: Sections 19-58, 27-287.25- Enforcement of hazardous tree removals.
- Exhibit F: Amendment 23-16: Section 27-283.11- Commercial vehicle parking definitions.
- Exhibit G: Amendment 23-17: Section 27-149 Public Notice Requirements- Expand notice area and require a notice of filing for cases that require a public hearing.
- Exhibit H: Amendment 23-18: Channel District, Section 27-199, Table 19-2- increase maximum height in CD-1

xc: Shirley Foxx-Knowles, City Clerk
Suling Lucas, Deputy City Clerk

Martin Shelby, City Council Attorney

Cate Wells, Deputy City Attorney

Abbye Feeley, Deputy Administrator for Development & Economic Opportunity

Alis Drumgo, Deputy Administrator for Development & Economic Opportunity 

Andy Mikulski, Senior Planning Coordinator

Evan Johnson, AICP, Chief Planner

**Exhibit A: Text Amendment Summary Sheet
Amendment 23-11**

Section

Article 3, Division 2, Subdivision 3, "Central Business District"

Amendment Cycle

July 2023

Originator & Contact Information

Andy Mikulski, Senior Planning Coordinator
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Purpose and Background

The purpose of this amendment is to make minor modifications to the Central Business District portion of the Code to update a map, make the standard sidewalk design more accessible, and address a constructability issue with the sidewalk design detail.

Policy Objective & Interpretation

Street Typologies Map: This amendment updates the Central Business District (CBD) street typologies map to reflect new roadways added to street network (Water Street) as well future street connections (North Downtown).

Public Realm Standards: The clear pedestrian travelway required on Type C streets will be increased from 4' to 5' to conform with the latest Public Right of Way ADA Accessibility Guidance (PROWAG) and FDOT ADA accessibility requirements.

Design Standard: This amendment will also modify concrete scoring pattern details on Type B streets from a 2' x 3' running bond to a 2' x 2' grid. The existing running bond pattern is difficult to construct properly, especially along curved sections of roadway, and complicates long term maintenance as it is difficult to remove and install concrete in a running bond pattern. The 2' x 2' grid has already been used as an alternative on several projects with positive feedback. This will codify the updated standard.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

Sec. 27-181. The Central Business District ["Center City"]; establishment of district boundaries.

(a) *Description of area.* The established boundaries of the district are as follows:

An area within the Central Tampa Planning District (see Tampa Comprehensive Plan), which is generally located south of Interstate 275, west of Meridian Avenue, north of Garrison Channel, and east of the Hillsborough River, and more particularly described as follows: An area bounded on the west by the Hillsborough River; on the north beginning at the centerline of Hillsborough River and extending easterly along the southern boundary of Interstate 275 to Marion Street; thence south to the centerline of Scott Street; thence east to the western boundary of the Encore (PD) Development; thence easterly along the southern boundary of the Encore (PD) Development to the centerline of Nebraska Avenue; thence southeasterly to the southwest corner of Twiggs Street and Meridian Avenue; thence southerly along the centerline of Meridian Avenue to the centerline of Channelside Drive (Platt Street); thence westerly along the centerline of Channelside Drive (Platt Street), to the intersecting point with the centerline of Beneficial Drive; thence southwesterly along the centerline of Beneficial Drive to the centerline of Garrison Channel; thence along the centerline of Garrison Channel to the intersecting point with the centerline of Hillsborough River; thence north along the centerline of Hillsborough River to the point of beginning.

(b) *Purpose.* The purpose and intent of this special district, commonly known and referred to as "Center City" or "Downtown," is to implement the Center City Plan and Tampa Comprehensive Plan; 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.

The Center City's waterfront is integral to the district's identity and its development pattern. The purpose of the Waterfront Overlay District is to promote the city's downtown waterfront as a community resource; provide for the orderly development and redevelopment of the waterfront; ensure high quality design; ensure public access to and along the water's edge; and, create a pedestrian-oriented environment along the waterfront.

Furthermore, it is the purpose and intent of the Tampa Comprehensive Plan, and of this article, which aids in implementing it, to promote the public health, safety, comfort, amenities, prosperity, and general welfare of the city; and to provide, among other matters, a wholesome, serviceable, and attractive community; to help foster a more favorable environment in which to live, learn, work, and play; to ensure that there is a seamless integration between private property and the public realm; to regulate the use, construction, and maintenance of the public realm (including but not limited to streets, alleys, sidewalks, street lights); to regulate the use and development of land; to provide regulations, which allow and encourage creativity, effectiveness, and flexibility in the design and use of land while promoting traffic safety and avoiding an environment that encourages visual blight; to protect trees, wetlands, and natural resources by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation in the district.

(c) *Center City Plan.* The land use pattern, growth, and economic development of the district are guided by the Center City Plan and Tampa Comprehensive Plan.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016)

¹Editor's note(s)—Ord. No. 2016-79, § 1(Exh. A), adopted May 26, 2016, repealed the former Subdiv. 3, §§ 27-181—27-190, and enacted a new Subdiv. 3 as set out herein. The former Subdiv. 3 pertained to similar subject matter. See Code Comparative Table for complete derivation.

Sec. 27-181.1. Establishment of the regulating plan, street types zoning sub-districts; off-street parking and fence zones; existing historic structures.

The regulating plan derives its zoning and development authority through section 27-23. The base layer of the regulating map is the zoning atlas. Each additional layer represents a regulatory mechanism that directly relates to development layout, building form and/or design character, geographical location, and relationships of these development characteristics to the public realm. The regulating map shall be maintained in the city's geographic information systems (GIS) database. The layers of the regulating map are as follows:

- (a) *Base layer: Zoning atlas* (refer to most current adopted zoning atlas).
 - (1) *Sub-districts established.* CBD-1 and CBD-2 shall be the only zoning districts permitted within the CBD. Both sub-districts are appropriate for a variety of residential, office, commercial, and mixed-use developments with an urban, pedestrian, and transit-oriented development pattern. Geographically, CBD-1 is typically located in the northern areas of the district, and CBD-2 is typically in the central and southern areas of the district.
 - (2) *Procedures for rezoning to CBD sub-districts:*
 - a. Rezoning requests for CBD-1 or CBD-2 shall be governed by the Euclidean parcel rezoning procedures set forth in article II, division 7 of this chapter.
 - 1. Rezoning requests to CBD-1 are limited to those lands within the Central Business District boundary lying North of the centerline of Jackson Street and West of the centerline of Jefferson Street.
 - 2. Rezoning requests to CBD-2 are limited to those lands within the Central Business District boundary lying South of the centerline of Jackson Street and East of the centerline of Jefferson Street.
 - b. Properties with CBD-2 site plan zoning (adopted with a site plan) can be developed by either of the following processes:
 - 1. Develop according to the adopted site plan, subject to the development activity time parameters described in section 27-138(6)b.; or,
 - 2. Develop according to the development procedures standards of this subdivision.
- (b) *Map CBD 182: Street types, overlays, and view corridors.*
 - (1) Map CBD 182a: Northwest Quadrant.
 - (2) Map CBD 182b: Northeast Quadrant.
 - (3) Map CBD 182c: Southwest Quadrant.
 - (4) Map CBD 182d: Southeast Quadrant.
- (c) *Map CBD 185: Off-Street Parking Zones and Fence Zones.*
- (d) *Designated historic structures.* The following standards are intended to maintain the heritage of Tampa's Center City through adaptive reuse and sensitive rehabilitation of designated historic structures that contribute to the character of the Center City.
 - (1) Structures, buildings, and/or properties, designated pursuant to section 27-114, that undergo major renovation, shall comply with all applicable procedures and requirements set

forth in sections 27-111 through 27-118 and all other provisions of the City Code, only to the extent that they do not conflict with sections 27-111 through 27-118.

- (2) *Transfer of development rights.* Use of transfer of development rights method, set forth in section 27-141, shall be available to further encourage the rehabilitation and redevelopment of designated historic properties within the Center City.
- (3) Other incentive programs, established by the city, including the historic ad valorem exemption program (Ordinance 93-137, as amended by Ordinance 97-4), shall be available to further encourage the rehabilitation and redevelopment of designated historic properties.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016)

Sec. 27-181.2. Compliance; administrative authority; general procedures; CBD design alternatives.

- (1) *Compliance.* All requests for new development, new construction, major renovation, special use, and/or rezoning shall comply with the applicable development procedures and standards set forth in this subdivision.
 - (a) Prior to issuance of a building permit for new development, new construction, major renovation, building additions, surface parking, fences, and/or any activities proposed within the public realm zone, an application and all required documents must be submitted to the city, in accordance with the design district review (DDR) process set forth in section 27-181.2(3). CBD design alternative(s) may be considered and granted through this process. Any person aggrieved by any order, requirement, decision, or determination made with regard to these design standards, may petition for review of that order, requirement, decision, or determination, in accordance with section 27-61.
- (2) *Administrative authority and general procedures.*
 - (a) *Purpose.* The purpose of the design district review (DDR) is to provide a comprehensive, streamlined review, to ensure compliance with the specific design standards in the central business district (CBD), and to allow consideration of CBD design alternatives as part of the overall review. Specifically, applications for design review that need any CBD design alternatives allowed for consideration under section 27-181.2(3) may include such request for review and decision as part of the design review application, subject to the review criteria section 27-181.2(3).
 - (b) *Where required.* Any application for new construction or major renovation, including construction of surface parking lots, fences/walls, and changes to the public realm, shall obtain design approval for the building or structure by complying with the provisions of this section and the CBD development design regulations set forth in article III, division 2, subdivision 3. Any such application that includes a building, structure, or site that has been designated as a landmark or included in a designated historic district under article V of this chapter shall be governed by the provisions of sections 27-256 through 27-267, and the provisions of the CBD district and this section shall apply only to the extent that they do not conflict with those historic preservation-related sections.
 - (c) *Review procedure.* The urban design coordinator or designee(s) is hereby authorized to review and approve the DDR including any CBD design alternatives. The process is specifically intended to implement the CBD code and to provide flexibility in the administration of standards in recognition of site-specific conditions found within the central business district.

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1. Before a DDR application can be submitted, the applicant shall be required to meet with the transportation division in order to define the appropriate methodology for the analysis. If a transportation analysis is required, the analysis is due upon submittal of the DDR.
 2. *Review timeline.* Upon acceptance of a complete application as determined by the urban design coordinator, all designated reviewers will have thirty (30) business days to complete the initial review and submit comments and request revisions. Upon acceptance of applicants' resubmittal, the second review period shall be ten (10) business days. All subsequent resubmittals shall be ten (10) business days upon receipt of complete application.
 3. *Application.* Applications for the DDR shall include all applicable fees and shall be submitted and processed with the following requirements and procedures:
 - a. *Preapplication meeting.* Prior to submitting a formal application for DDR, the applicant shall meet with the urban design coordinator and other appropriate city staff as determined by the urban design coordinator, in order to determine the scope of the request and the required documentation necessary to support the application.
 - b. *Submission requirements.* All applications for the DDR shall be made through the city's online permitting system and contain the following, at a minimum, unless otherwise approved by the urban design coordinator or designee:
 - (1) *Required plan elements:*
 - a. A project narrative of the proposed development to include the height, number of units, square footages of each use, and a description of any CBD design alternative(s) requested;
 - b. Sealed property survey including boundary, topographical, and a tree table (location, size, species) for trees both onsite and within twenty (20) feet of the property boundary;
 - c. Detailed site plan including the street level floor plan, and parking level plan(s), containing the following information:
 1. North arrow and scale (engineer's scale required);
 2. Property line boundaries and dimensions;
 3. Adjacent street rights-of-way with number of traffic lanes denoted and direction of traffic flow;
 4. Vehicle and pedestrian circulation, including ingress, egress, loading/unloading and parking layout and counts by proposed use and floor;
 5. Typical floor plan with major use categories as necessary to describe all levels of building;
 6. Street-level floor plan designating all grade changes and indicating the various uses of spaces;
 7. Riverwalk floor plan illustrating pedestrian access and movement.
 - d. Building design plan containing drawings of the building or structure including the following:

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1. Exterior elevations, in color, of all sides of the project at a scale no smaller than 1/16" = 1'0" (include any existing structures abutting the proposed project on the same street wall);
 2. Sections of the structure as necessary to adequately describe shapes and the relationship of spaces (scale no smaller than 1/16" = 1'0", except if such scale is not practical due to the magnitude of the project, a scale agreed to by the city may be acceptable);
 3. Exterior perspective in color at the pedestrian level from all sides that front the public realm;
 4. Designation of building materials, finishes, and colors (outline specifications only);
 5. Designation of all ADA ramps, including areas where the sidewalk intersects driveways and garages.
- e. Streetscape plan indicating the streetscape and landscape plan proposed containing the following information:
1. North arrow and scale of not less than 1" = 30' (if such scale is not practical due to the magnitude of the project, a scale agreed to by the city may be acceptable);
 2. Sidewalk width, paving materials (surface and base), paving patterns and system, curbing materials/specifications;
 3. Location and dimension of proposed driveways, ADA ramps, ingress and egress points, and curbs;
 4. Existing vegetation to be saved (identified by species and size) and method of protection during construction;
 5. Proposed planting areas, plants proposed, including type plant or tree (botanical or common name), number of plants or trees, height and spread, spacing and caliper or gallon size;
 6. Materials/specifications for tree grates/planting beds/barriers;
 7. Tree lighting and utility lines;
 8. Irrigation system;
 9. If required, riverwalk streetscape and landscape plan including the location, dimension, description and type of seating, planters, tables, fountains, public art and other street furniture to be included.
- f. Open space/public open space plan shall be a detailed site plan, containing the following information:
1. The location, placement, and dimensions of the open space, indicating what space(s) is (are) to be designated "public" in compliance with section 27-183, Table 183;
 2. Computation of percentages for "public" and "general" open spaces;
 3. A landscape plan (if applicable); and
 4. The location, dimension, description and type of seating, planters, tables, fountains, public art and other furniture to be included in the open space(s).

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- g. *Transportation analysis (if required)*. If required, must be included for application to be deemed complete.
 - h. *Archeological analysis and report (if required)*. If required, must be included for application to be deemed complete.
 - i. *Maintenance agreement for all improvements in public ROW (if required)*. The maintenance agreement must be approved by the city attorney's office, approved by city council, and recorded at the clerk of the circuit court prior to receiving a certificate of occupancy.
- (3) *CBD design alternatives*. The urban design coordinator shall review and approve any proposed CBD design alternatives to "Subdivision 3. - Central Business District (CBD) Districts." The urban design coordinator shall consider the following factors when approving a CBD design alternative:
- a. Unique site constraints.
 - b. Other government jurisdiction requirements that are in conflict with City of Tampa code requirements.
 - c. Conflicting engineering and technical standards of City of Tampa departments.
 - d. If the proposed public realm design is a higher quality than required in section 27-182 regarding public realm configuration, material, or quality of required furnishings.

When reviewing and approving CBD design alternatives, discretion shall be given to the urban design coordinator to consider the interrelatedness of design, engineering, and technical standards. The urban design coordinator must also consider the existing surrounding public realm and urban fabric at the time of application, as well as proposed changes to the public realm and future developments that will change the site context. Any proposed CBD design alternatives must be requested and approved as part of the DDR application process listed above in section 27-181.2(2), administrative authority and general procedures.

- (4) *Application completeness*. The urban design coordinator shall determine when a submitted application is deemed complete and can be sent out for review.
- (5) *Approval, denial, petitions for review*. When design approval is required, review for design approval shall be conducted prior to application for a building permit. Approval or denial of design review shall be reported to the applicant in writing. If an application is denied, the applicant may file a petition for review for city council consideration, following the same procedure as for a zoning administrator decision, subject to section 27-61.
- (6) *Review during building permit phase*. Following DDR approval, the applicable reviewing official shall review the building permit application to ensure it is consistent with the DDR approval. No building permit shall be issued for property subject to the central business district (CBD) design requirements unless consistent with design approval. Construction on property subject to the requirements of central business district design requirements shall only take place consistent with design approval. The applicable reviewing official(s) shall be permitted on site to conduct periodic inspections to ensure construction is consistent with the approved design review.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2023-49, § 3, 3-16-2023)

Sec. 27-181.3. Design standards for streets and blocks (new, reconstructed, expanded, retrofitted).

- (a) *Intent*. New development shall maintain and improve Center City's walkable block and street pattern. The procedure for introducing new streets and blocks is intended to provide for the urban setting, consisting of small, walkable blocks and an interconnected, human-scale network of streets.
- (b) *New streets through development*. In all areas designated as part of the regulating map and depicted on Maps CBD 182 and 182a through 182d, any development that proposes new streets of any type, shall

provide such (and related connections to existing streets) consistent with the street network alignment, right-of-way width, and public frontage type indicated on these maps and in this subdivision.

- (c) *Variations in alignment; additional new streets.* Comparable street alignments, which vary from the regulating plan alignment, may be approved subject to subdivision procedures set forth in Article II of this chapter. Any such request must include review for compliance by the planning and urban design manager or designee, transportation design engineer or designee, and any applicable infrastructure and/or utility agencies. Alternative design(s) may be considered and processed concurrently with the subdivision application, through the design district review and/or transportation alternative design exception review process (as applicable). Any person aggrieved by any order, requirement, decision, or determination made with regard to this subparagraph, may petition for review of that order, requirement, decision, or determination, in accordance with the applicable review method set forth in city code.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016)

Sec. 27-181.4. Public art requirements.

- (a) *Purpose.* The purpose of the public art requirements is to:
- (1) Increase the presence of art in the Center City, visible to the general public;
 - (2) Ensure that art can be enjoyed by the general public; and,
 - (3) Support the promotion of the Center City as the cultural center of the region.
- (b) *Requirements.* Refer to section 27-183, Table 183.
- (c) *Public art fund.* A public art fund shall be created and shall consist of all payments for public art requirements within the Center City (CBD). The public art fund shall be used solely for the selection, acquisition, installation, maintenance, and insurance of public art to be displayed on public property in the Center City, unless otherwise agreed by mutual agreement of a private property owner and the city to be placed on private property (subject to section 27-181.6). Refer to chapter 4, City Code.
- (d) *Maintenance of public art on private property and maintenance covenant.* Refer to section 27-181.6.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2017-43, § 3, 3-16-17)

Sec. 27-181.5. Waterfront overlay; Riverwalk design regulations.

Requirements. The following requirements shall apply to all property located in the Waterfront Overlay:

- (a) *Variations.* Variations of the Waterfront Overlay requirements for building setback, building design, off-street parking, loading, and/or Riverwalk improvements may be considered through the design district review process, subject to the procedure and review criteria set forth in section 27-60.1.
- (b) *Riverwalk.* The Riverwalk design standards are established to provide a design framework, which requires a certain level of quality, enhances the water's edge to attract pedestrian use, and provides a continuity of pedestrian scale and rhythm between ownership parcels. Refer to section 27-183, Table 183 for additional standards.
- (1) Any property owner or authorized entity proposing to construct any portion of the Riverwalk or connection thereto, or to construct a building or structure on any property within the Waterfront Overlay, shall construct that portion of the Riverwalk (relative to the subject property) in compliance with the design standards set forth in the "The Tampa Riverwalk Masterplan," completed in July 2006, herein adopted by reference. Previous

standards for the Riverwalk, adopted by reference in this code (prior to June 1, 2016), were set forth in the "Riverwalk Design Standards," June 1989 edition.

- (2) *General.* The elevation along the Riverwalk shall be held to specifications to ensure handicapped requirements are met. Continuity of the Riverwalk across ownership parcels shall be maintained to facilitate public access use and enjoyment. The design of the Riverwalk shall be integrated with all intersecting streetscape designs.
 - (3) *Encroachments.* No construction, improvements, structures, decorations, signs, furniture, awnings and displays will be undertaken or placed on, in, under, or over the Riverwalk, without the written approval of the property owner and the city or an authorized Riverwalk management association, if such entity lawfully operates and holds such authority.
- (c) *Building design, off-street parking, and loading requirements.* All new construction and major renovations of properties/structures within the Waterfront Overlay, shall meet the requirements set forth in section 27-183, Table 183. Refer to section 27-184, Table 184 for requirements specific to off-street parking.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2018-93, § 1, 6-28-2018; Ord. No. 2022-155, § 2, 9-1-2022)

Sec. 27-181.6. Maintenance agreements: Public realm zone; waterfront overlay; Riverwalk; public art.

- (a) For certain improvements made by and/or agreed to by a property owner, the property owner is required to execute a maintenance agreement and covenant for certain such improvements, within specific areas, as follows:
- (1) Construction/installation of Public Realm Zone improvement(s) within the public right-of-way (refer to section 27-182, Tables 182.1, and Tables 182.1A-182.1D).
 - (2) Construction/installation of Riverwalk and improvements thereon (refer to section 27-181.5(b) above).
 - (3) Public art funded by public art fund monies that are placed on private property (refer to sections 27-181.4 and 27-183, Table 183).
- (b) The maintenance agreement and covenant shall be executed and compliant with the following:
- (1) The document(s) shall be in a form acceptable to the city attorney;
 - (2) The property owner shall maintain and repair all elements of the improvement(s); and
 - (3) The document(s) shall be recorded in the public records of Hillsborough County and shall be binding on all successors in interest.
- (c) Maintenance of public art on located on private property and maintenance covenant.
- (1) Public art placed on private property and subject of/to a maintenance agreement and covenant executed prior to June 1, 2016, shall continue to be subject to all terms and requirements of such agreement and covenant, unless otherwise agreed to by the city.
 - (2) Public art placed on private property, subsequent to June 1, 2016, shall be subject to the maintenance agreement and covenant terms and requirements of this section, unless otherwise agreed to by the city.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2017-43, § 4, 3-16-2017)

Sec. 27-181.7. Miscellaneous.

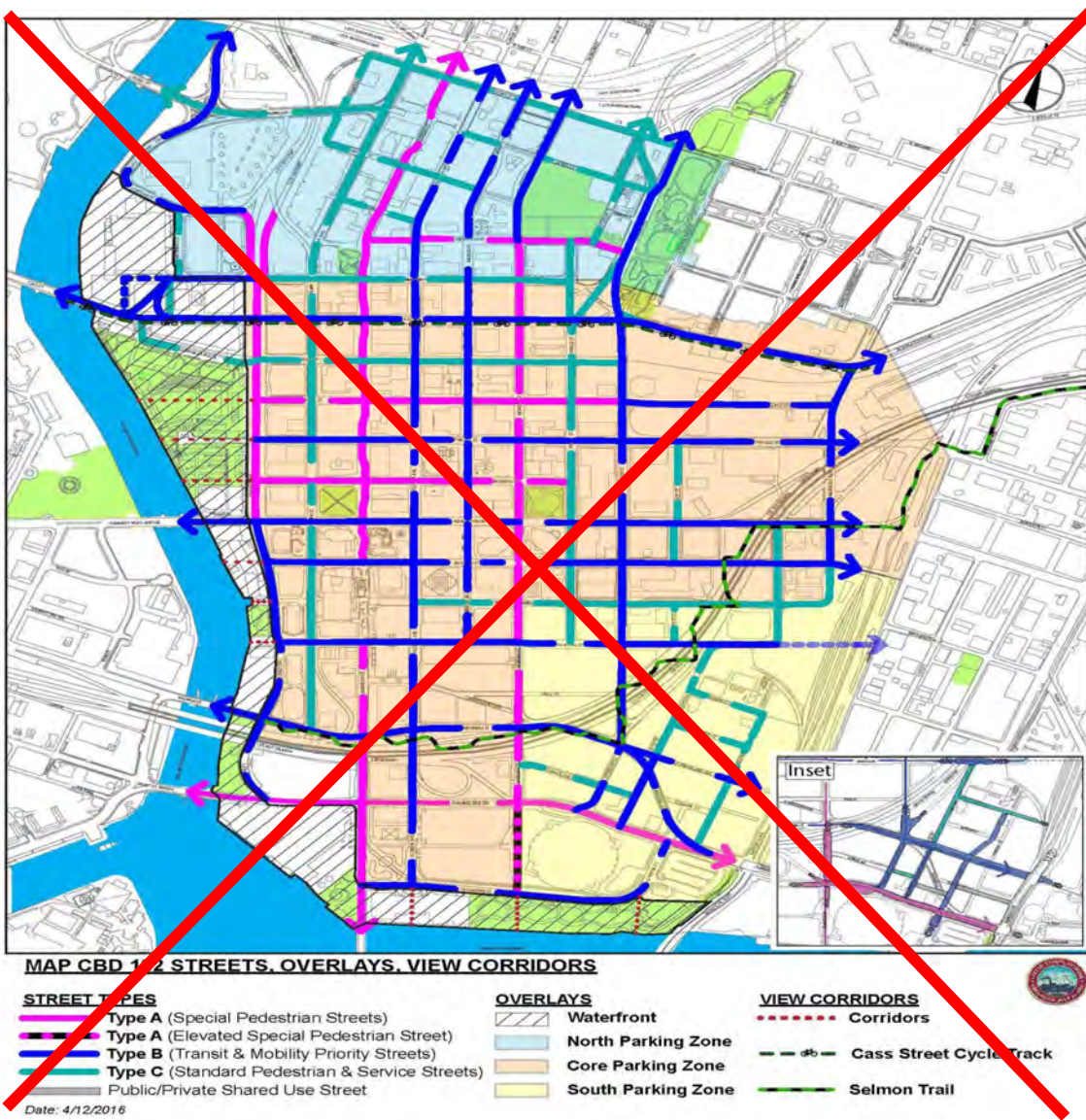
All property located and all activities conducted in the central business district shall also be subject to the provisions of the following ordinances and resolutions, where applicable:

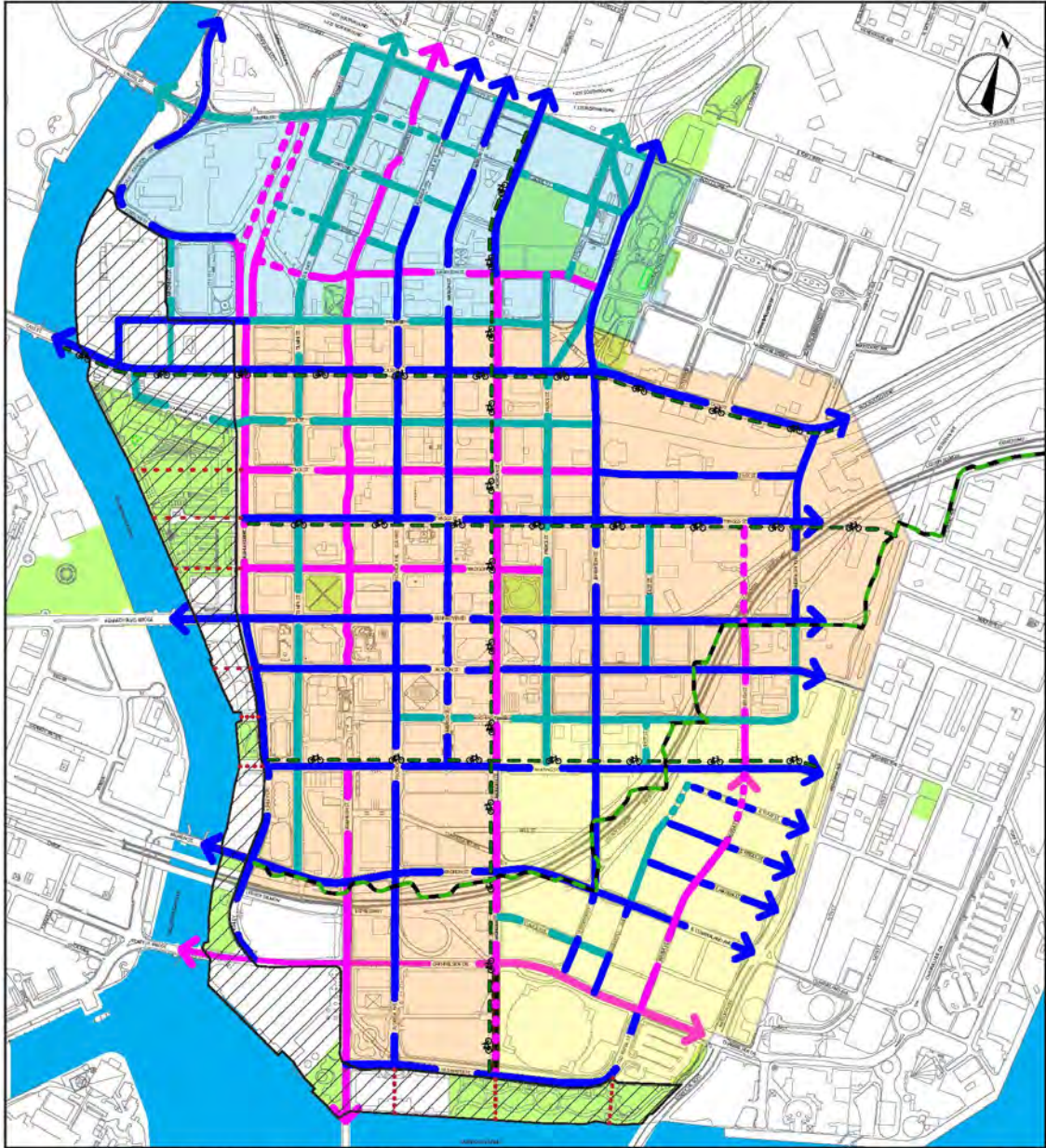
- (a) Ordinances No. 8249-A, No. 8838-A, No. 9675-A and No. 88-76, and Resolution No. 2148-I: Downtown Tampa CBD DRI Development Order and amendments thereto, Downtown DRI Anti-Stockpiling Ordinance and Downtown DRI Trade-off methodology.
- (b) Ordinances No. 88-139 and No. 88-306: Franklin Street Mall and Café Seating Regulations.
- (c) Resolutions No. 2119-H, No. 2871-H, No. 4912, No. 8421-G, No. 88-2, No. 88-4, No. 88-957 and No. 88-1163 and Ordinance No. 88-198: Community Redevelopment Plan for the CBD CRA Areas and Establishment of the CRA Trust Fund.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016)

Sec. 27-182. Public realm and public realm zone standards.

- (a) *Purpose and intent.* Center City (CBD) streets are multi-faceted, civic spaces shared among many different types of users and serving many different functions. Within the Center City, walking is the fundamental mode of transportation. To promote pedestrian trips, streets must be designed foremost for pedestrians with shade, ample sidewalks, crosswalks, protection from automobiles, and must offer direct route options among all locations. The public realm zone standards are established to enhance street level design that attracts pedestrian use and accentuates the Center City identity as Tampa's premiere district to live, learn, work, and play. Three (3) types of streets are hereby designated and identified on Maps CBD-182 and CBD-182a through CBD-182d: Street Types, Overlays, and View Corridors, and based on a hierarchy of pedestrian accommodations are further regulated by the standards set forth in Table 182.1 and Tables 182.1A through 182.1D in this subdivision.





MAP CBD 182 STREETS, OVERLAYS, VIEW CORRIDORS

STREET TYPES

- Type A (Special Pedestrian Streets)
- Type A (Elevated Special Pedestrian Street)
- Type B (Transit & Mobility Priority Streets)
- Type C (Standard Pedestrian & Service Streets)
- Public/Private Shared Use Street

Date: 9/29/2023

OVERLAYS

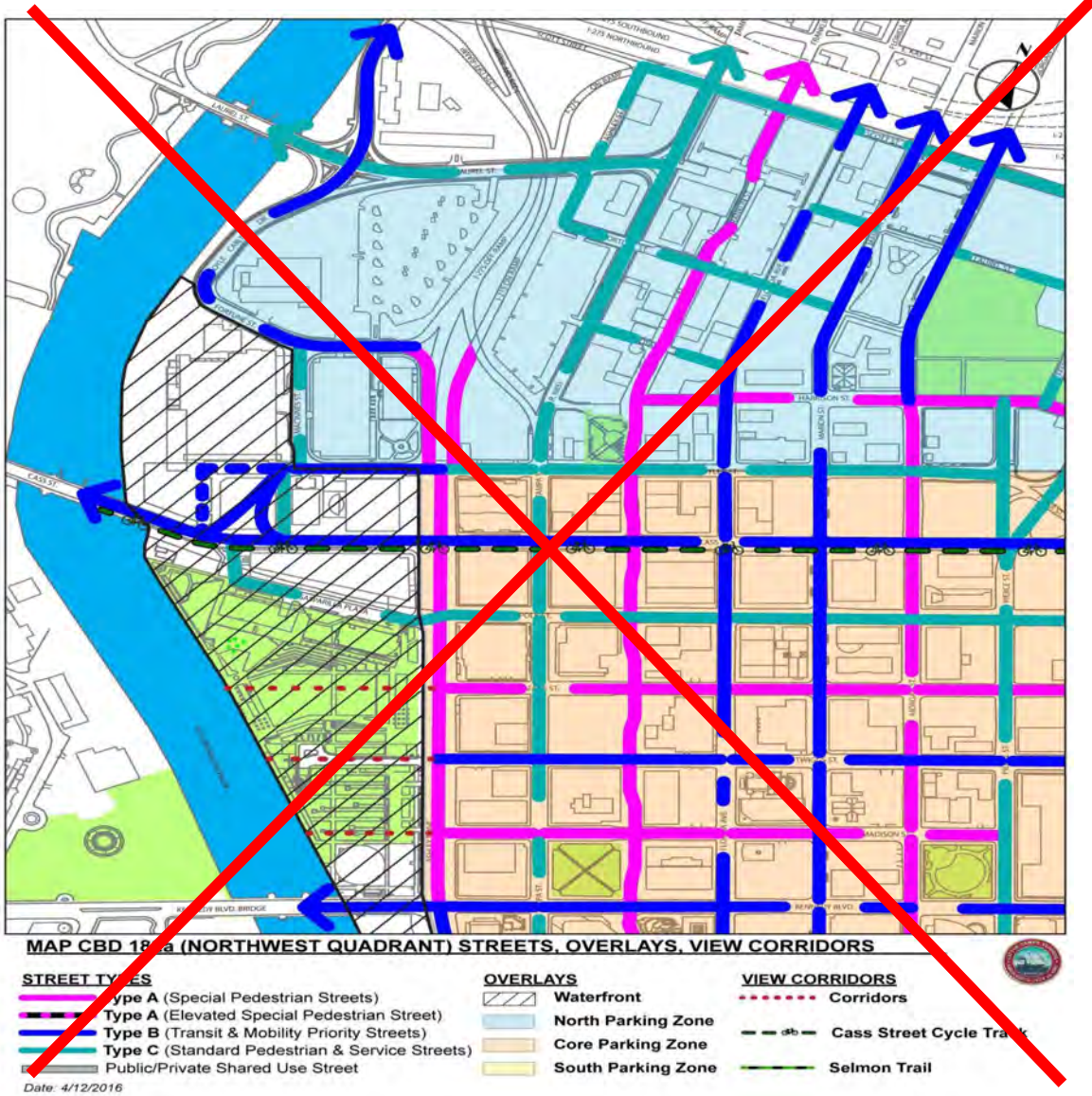
- Waterfront
- North Parking Zone
- Core Parking Zone
- South Parking Zone

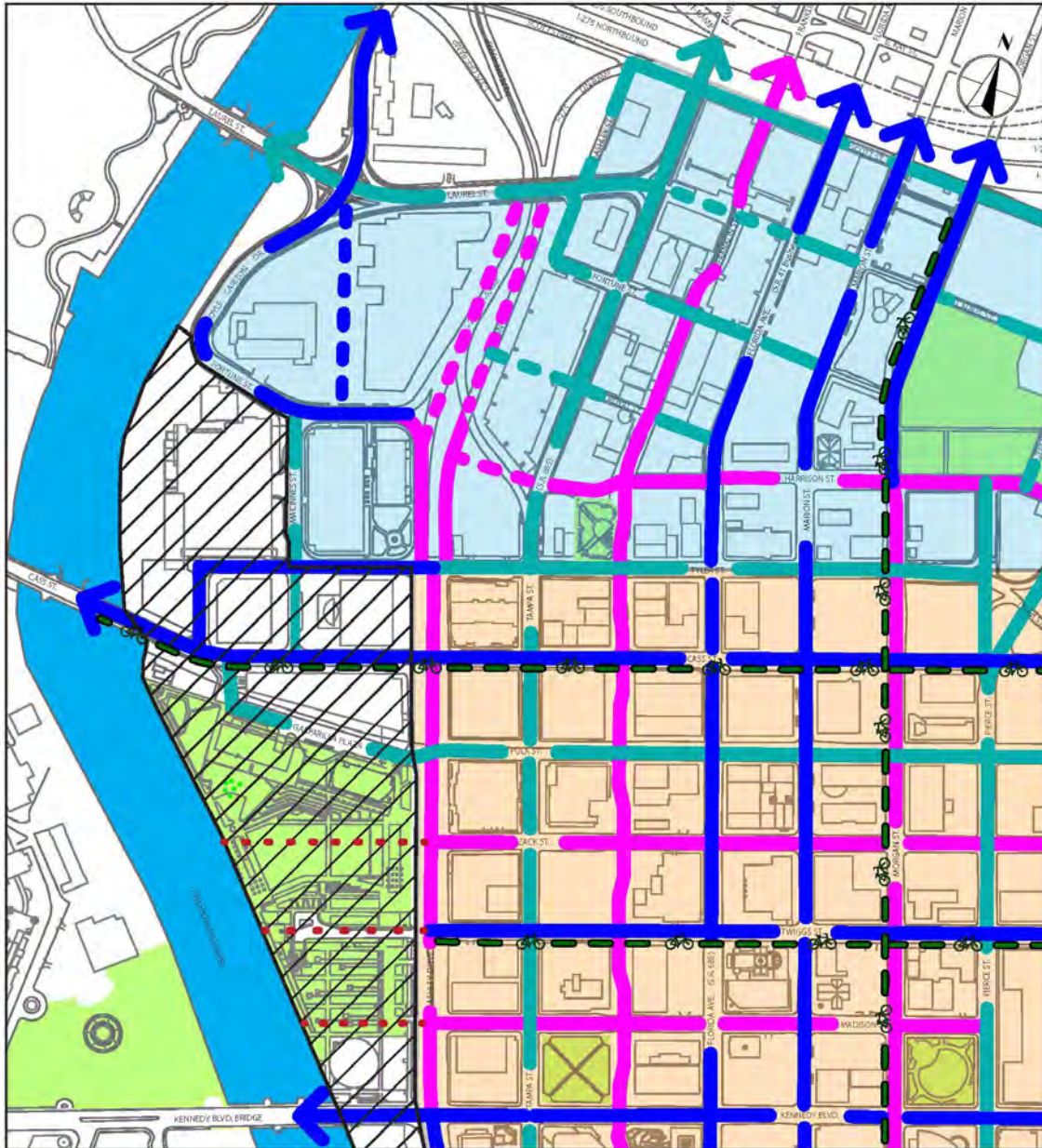
VIEW CORRIDORS

- Corridors
- Cycle Track
- Selmon Trail



CBD 182a





MAP CBD 182a STREETS, OVERLAYS, VIEW CORRIDORS

STREET TYPES

- Type A (Special Pedestrian Streets)
- - - Type A (Elevated Special Pedestrian Street)
- Type B (Transit & Mobility Priority Streets)
- Type C (Standard Pedestrian & Service Streets)
- Public/Private Shared Use Street

Date: 9/29/2023

OVERLAYS

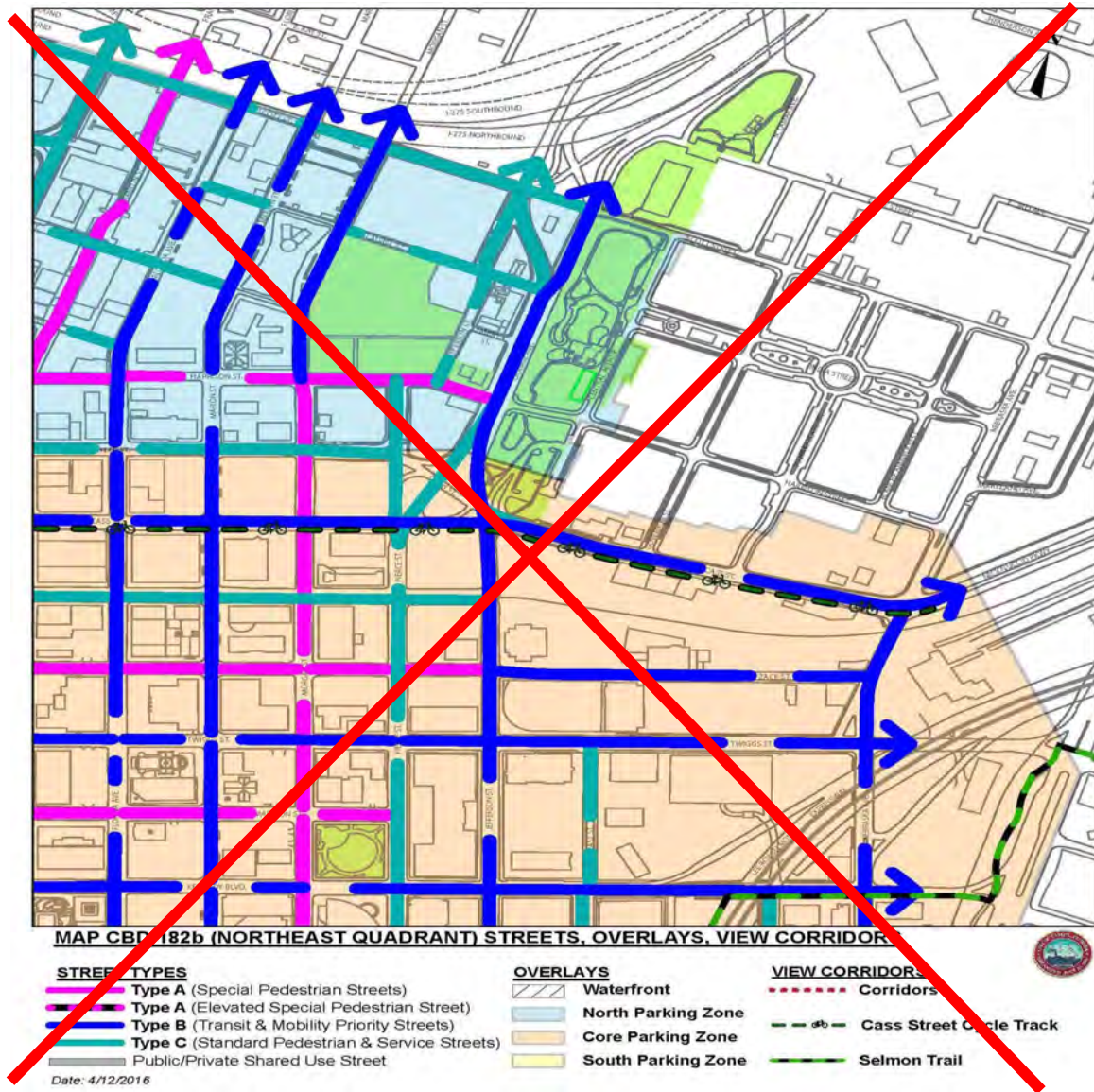
- Waterfront
- North Parking Zone
- Core Parking Zone
- South Parking Zone

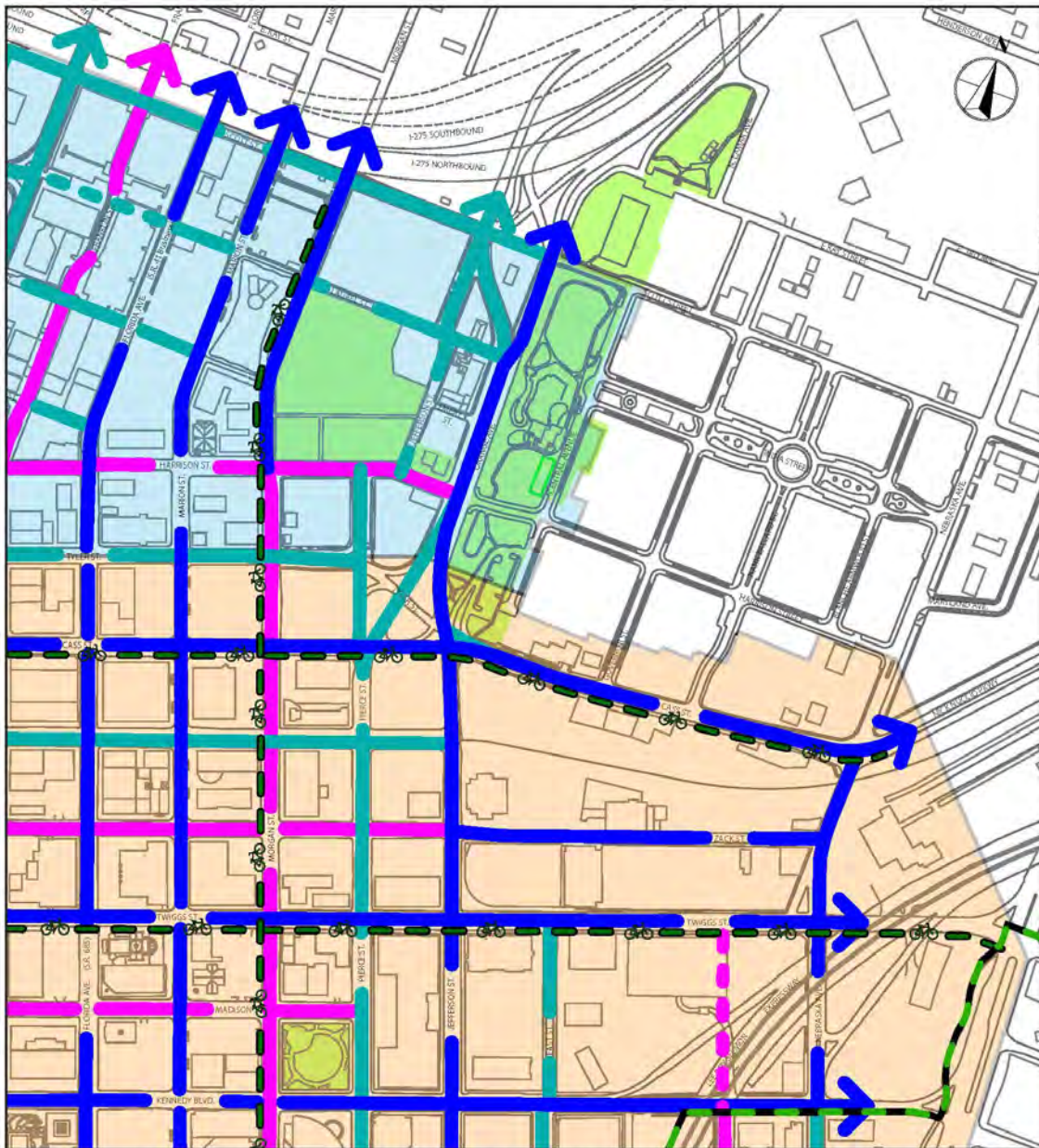
VIEW CORRIDORS

- - - Corridors
- - - Cycle Track
- - - Selmon Trail



CBD 182b





MAP CBD 182b STREETS, OVERLAYS, VIEW CORRIDORS

STREET TYPES

- Type A (Special Pedestrian Streets)
- Type A (Elevated Special Pedestrian Street)
- Type B (Transit & Mobility Priority Streets)
- Type C (Standard Pedestrian & Service Streets)
- Public/Private Shared Use Street

Date: 10/2/2023

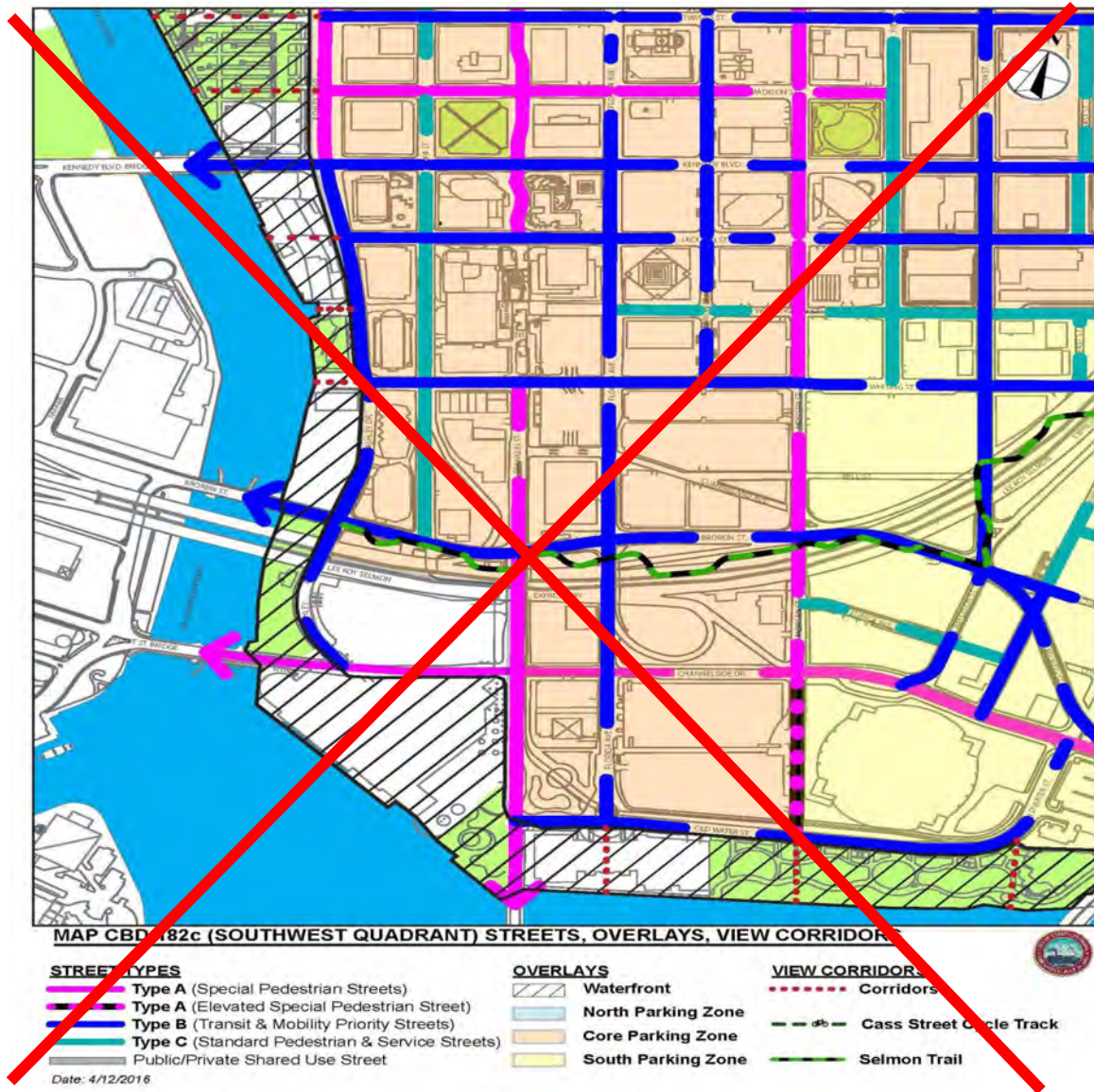
OVERLAYS

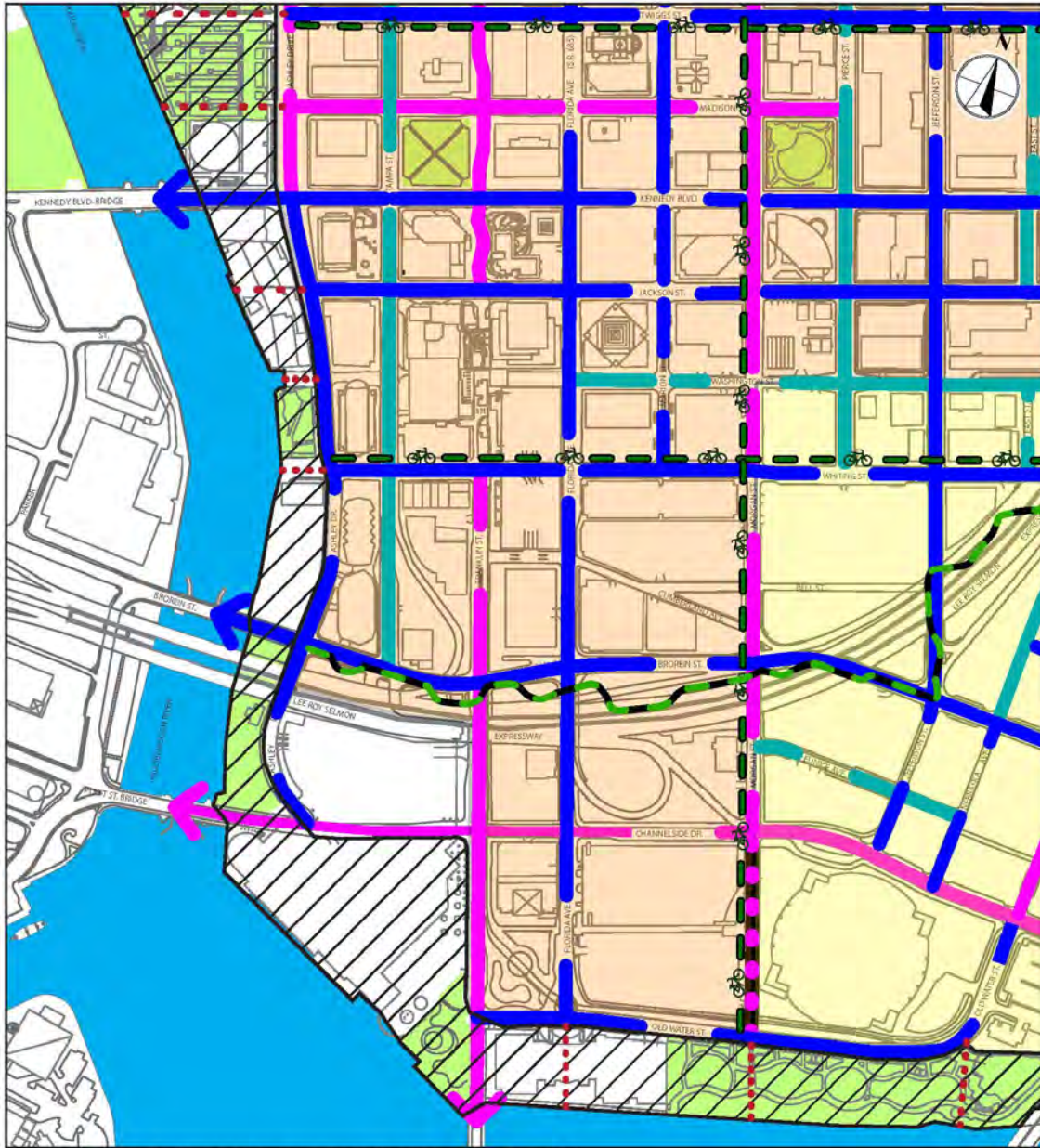
- Waterfront
- North Parking Zone
- Core Parking Zone
- South Parking Zone

VIEW CORRIDORS

- Corridors
- - - - - Cycle Track
- Selmon Trail







MAP CBD 182c STREETS, OVERLAYS, VIEW CORRIDORS

STREET TYPES

- **Type A** (Special Pedestrian Streets)
- - - **Type A** (Elevated Special Pedestrian Street)
- **Type B** (Transit & Mobility Priority Streets)
- **Type C** (Standard Pedestrian & Service Streets)
- Public/Private Shared Use Street

Date: 10/2/2023

OVERLAYS

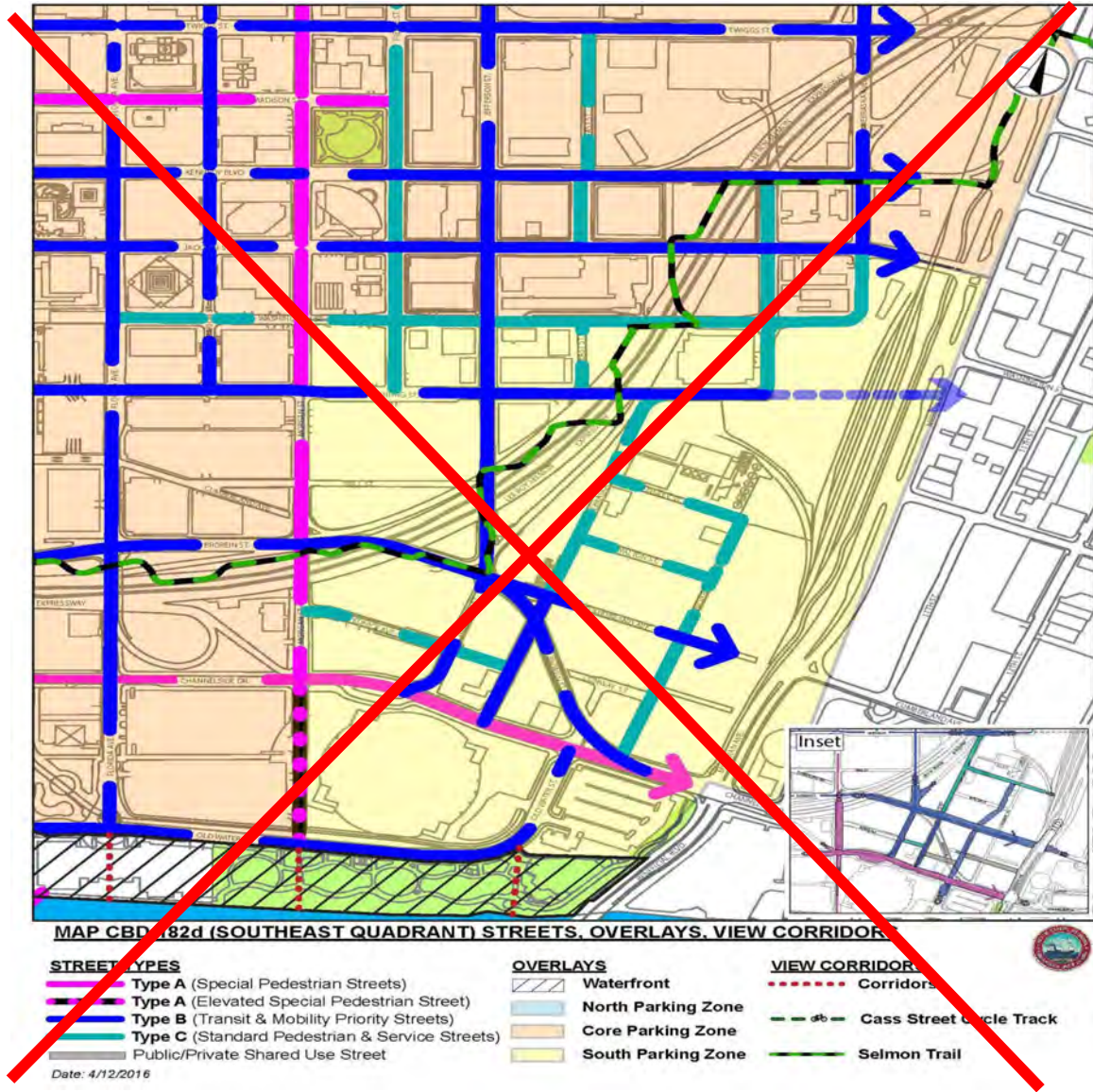
- Waterfront
- North Parking Zone
- Core Parking Zone
- South Parking Zone

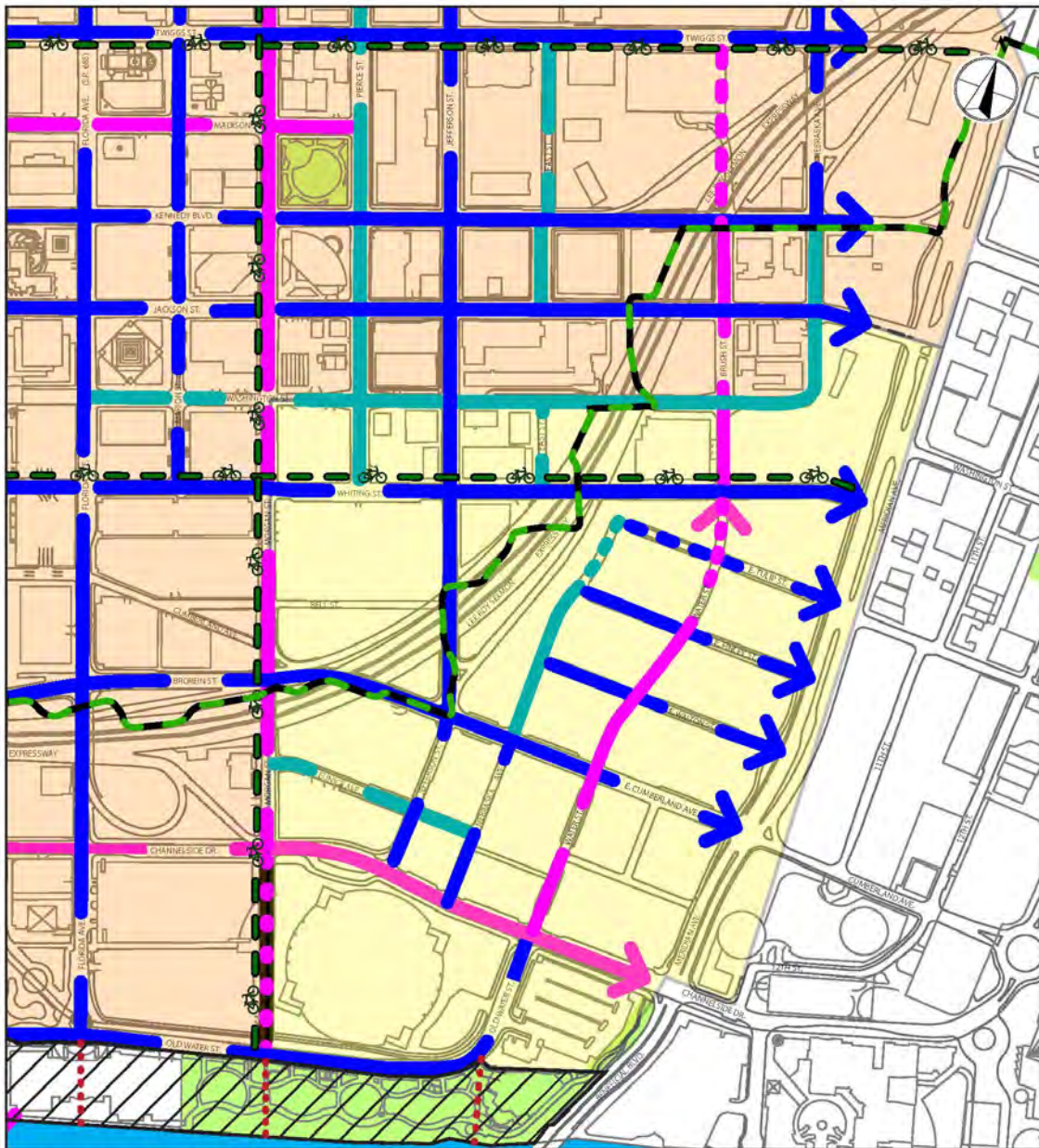
VIEW CORRIDORS

- - - Corridors
- - - Cycle Track
- - - Selmon Trail



CBD 182d





MAP CBD 182d STREETS. OVERLAYS. VIEW CORRIDORS

STREET TYPES

- **Type A** (Special Pedestrian Streets)
- - - **Type A** (Elevated Special Pedestrian Street)
- **Type B** (Transit & Mobility Priority Streets)
- **Type C** (Standard Pedestrian & Service Streets)
- Public/Private Shared Use Street

Date: 10/2/2023

OVERLAYS

- Waterfront
- North Parking Zone
- Core Parking Zone
- South Parking Zone

VIEW CORRIDORS

- - - Corridors
- - - Cycle Track
- - - Selmon Trail



TABLE 182.1 PUBLIC REALM ZONE [1-10]:

Requirements. The Public Realm Zone consists of the portions of the street and adjacent development parcel between the existing back of curb (or edge of pavement if no curb exists) and the front (vertical plane) of buildings.

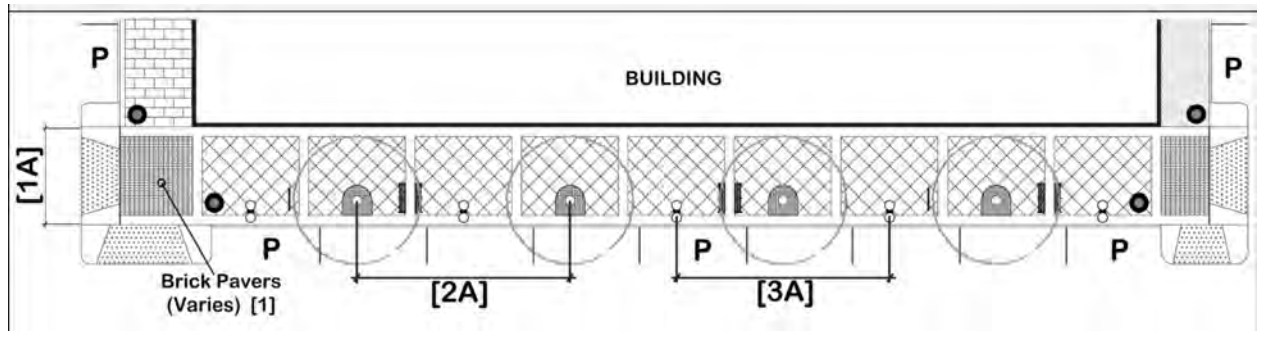
STREET TYPE/ORD	DESCRIPTION	SUB-ZONES [3] (MIN. DIMENSIONS)					TOTAL MIN.	PUBLIC REALM ZONE GRAPHIC
		C J	F J	W AL	FR O			
A	<p>SPECIAL PEDESTRIAN STREETS: Formal, axial connections between river, special civic places, districts within Center City and to surrounding urban villages and neighborhoods; high activity level building frontages required [see Tables 183.1A and B]; streetscapes have highest level of design detail, with public amenities such as enhanced lighting, street furniture, and specialized paving.</p>	2'	7'	9'	2'	20'		
B	<p>TRANSIT & MOBILITY PRIORITY STREETS: Provide for</p>	16"	6'	5'8"	2'	15'		

	<p>increased multi-modal access to and through Center City; moderate to high activity level building frontages required [see Tables 183.1A-C]; streetscapes have moderate to high level design detail, with mix of standard and enhanced public amenities.</p>						
C	<p>STANDARD PEDESTRIAN & SERVICE STREETS: Local service streets within Center City grid; serve adjacent buildings with primary vehicular and service access, loading areas, typical "back of house" activities; low activity level building frontages permitted [see Tables 183.1D and E]; basic/standard pedestrian features.</p>	-	6'	<u>-4'</u> <u>5'</u>	-	<u>10'</u> <u>11'</u>	

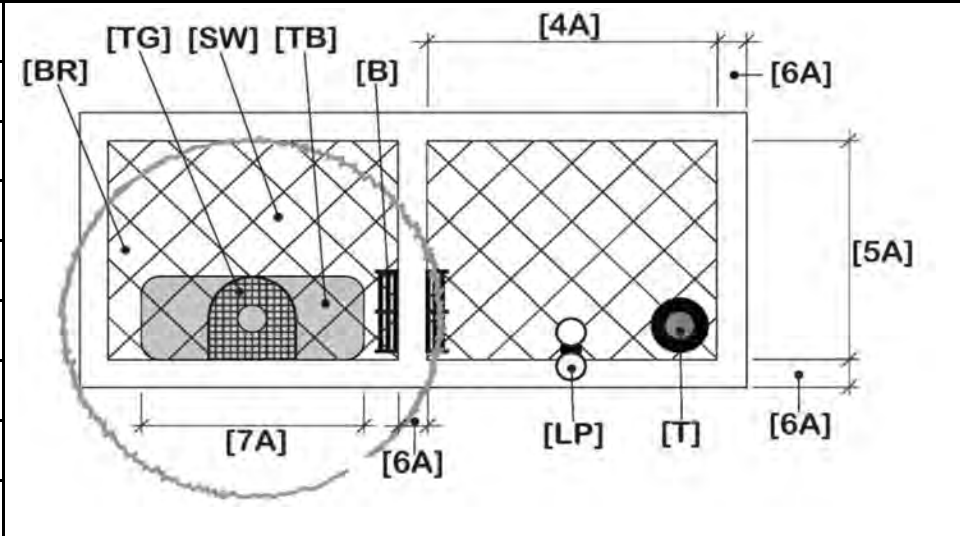
Refer to **TABLES 182.1A-182.1D** for Public Realm Zone layout, dimensional, placement, and component standards, and all Table Notes below.

TABLE 182.1A PUBLIC REALM ZONE [1-10] (continued)

"A" - SPECIAL PEDESTRIAN STREET: STREETScape DETAILS BY STREET TYPE



KEY
[B] Bench
[BR] Bike Rack
[LP] Lamp and Pole
[P] Parking
[SW] Sidewalk
[TG] Tree Grate
[TB] Tree Bed (Pit)
[T] Trash Receptacle



PLACEMENT & LAYOUT STANDARDS

[1A]: Total Sidewalk Width	20'	[5A]: Sidewalk Pattern (Saw Cut) Depth	16'
[2A]: Street Tree Spacing (On Center)	35' min - 40' max	[6A]: Sidewalk Pattern Border Width	2'
[3A]: Lamp and Pole & Bench Spacing	35' min - 40' max	[7A]: Tree Bed (Pit) Option (Options in Table 182.1D)	7' x 7' min up to 7' x 16' max
[4A]: Sidewalk Pattern (Saw Cut) Width	20'		

VEHICLE ACCESS

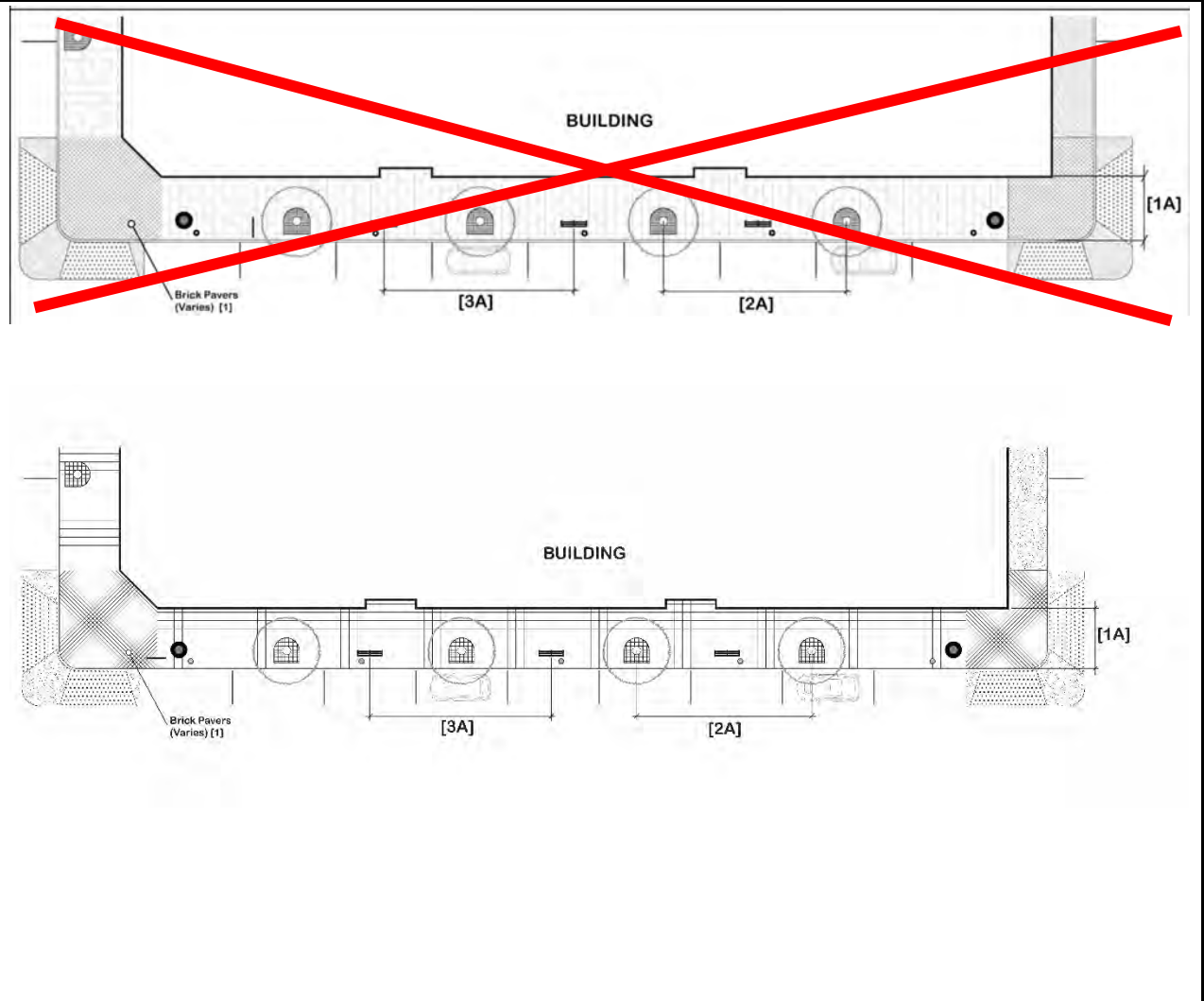
Vehicle access is prohibited on/to/from Type "A" Streets, unless all other vehicle access option(s) is (are) prohibited and/or the development has no other street frontage. [DWA]: Driveway Apron with Flares (refer to COT Trans. Tech. Manual)

FURNISHINGS, COMPONENTS, SPECS [6]: TYPICAL AESTHETIC

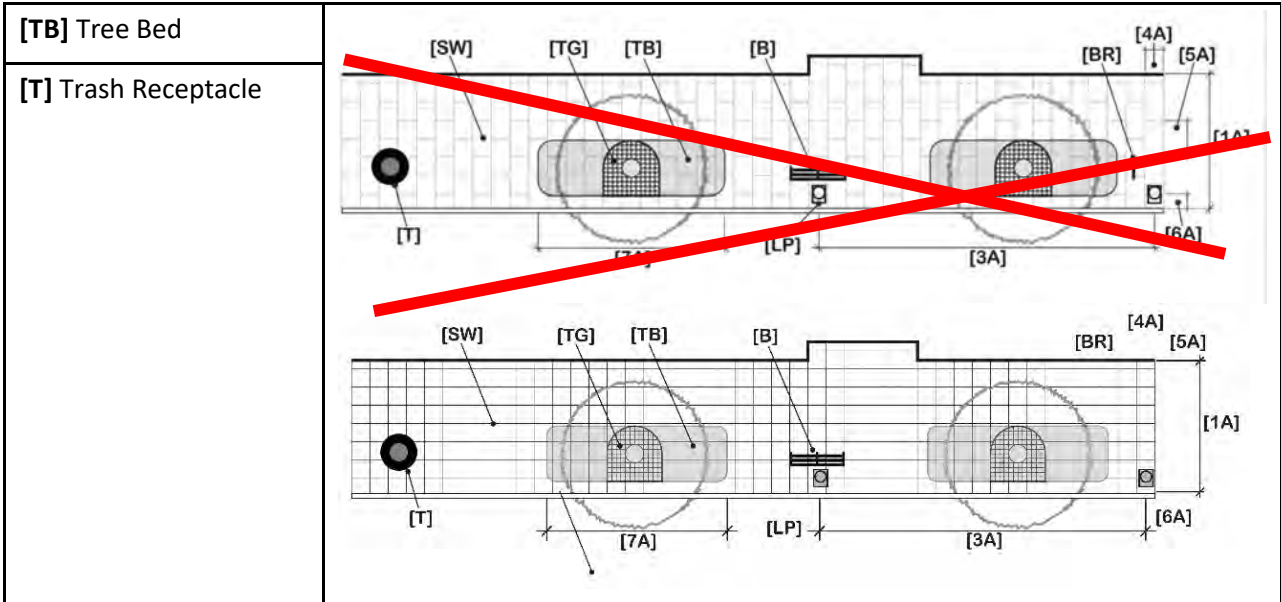
REFER TO TABLE 182.1D FOR SPECIFIC TYPES AND MATERIALS REQUIRED, AND APPLICABLE TABLE NOTES BELOW.

TABLE 182.1B PUBLIC REALM ZONE [1-10] (continued)

'B' - TRANSIT & MOBILITY PRIORITY STREETS: STREETScape DETAILS BY STREET TYPE



KEY	
[B] Bench	
[BR] Bike Rack	
[LP] Lamp and Pole	
[P] Parking	
[SW] Sidewalk	
[TG] Tree Grate	



PLACEMENT & LAYOUT STANDARDS

[1A]: Total Sidewalk Width	15'	[5A]: Sidewalk Pattern - Depth ($\frac{3}{8}$ " width by $\frac{1}{2}$ " depth tooled 'V' joint, staggered rectangles)	3'
[2A]: Street Tree Spacing (On Center)	35' min - 40' max	[6A]: Required Space between Tree Grate/Tree Bed (Pit) and Curb (Inside edge)	16"
[3A]: Lamp and Pole & Bench Spacing (when applicable)	35' min - 40' max	[7A]: Tree Bed (Pit) Option (Options in Table 182.1D)	6' x 6' min up to 6' x 20' max
[4A]: Sidewalk Pattern - Width ($\frac{3}{8}$ " width by $\frac{1}{2}$ " depth tooled 'V' joint, staggered rectangles)	2'		

VEHICLE ACCESS

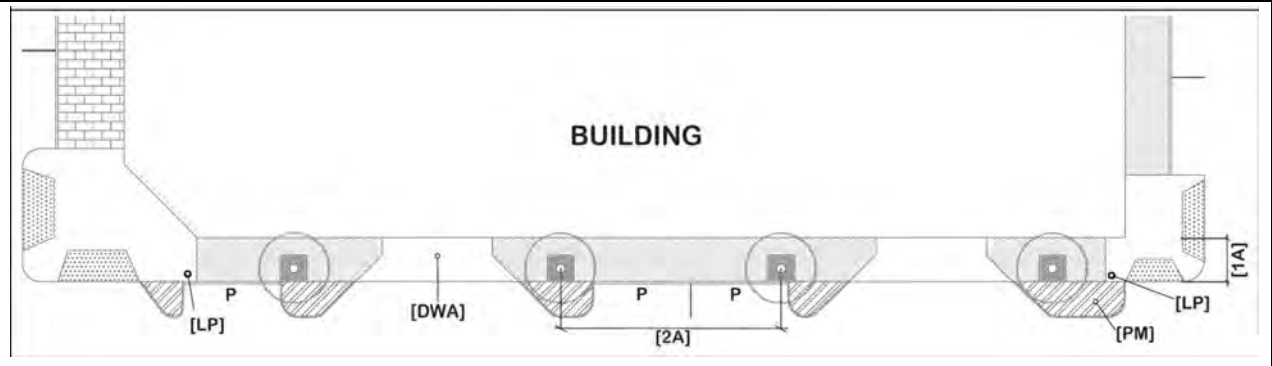
[DWA]: Driveway Apron with Flares (refer to COT Trans. Tech. Manual)	Permitted on Type "B" Street
---	------------------------------

FURNISHINGS, COMPONENTS, SPECS [6]: TYPICAL AESTHETIC

REFER TO TABLE 182.1D FOR SPECIFIC TYPES AND MATERIALS REQUIRED, AND APPLICABLE TABLE NOTES BELOW.

TABLE 182.1C PUBLIC REALM ZONE [1-10] (continued)

'C' - STANDARD PEDESTRIAN & SERVICE STREETS: STREETScape DETAILS BY STREET TYPE



KEY

[B]: Bench	[DWA]: Driveway Apron with Flares (refer to COT Trans. Tech. Manual)	[LP]: Lamp and Pole	[P]: Parking	[PM]: Pavement Markings (refer to COT Trans. Tech. Manual)
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PLACEMENT & LAYOUT STANDARDS

[1A]: Total Sidewalk Width (Standard Brushed Concrete)	10'
[2A]: Street Tree Placement/Spacing (On Center)	35' min - 65' max (placement/spacing is dependent on vehicular access locations)
[LP]: Lamp and Pole Placement/Spacing (when applicable)	35' min - 65' max (placement/spacing is dependent on vehicular access locations)

VEHICLE ACCESS

[DWA]: Driveway Apron with Flares (refer to COT Trans. Tech. Manual)	Permitted; Preferred on Type "C" Street
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FURNISHINGS, COMPONENTS, SPECS [6]: TYPICAL AESTHETIC

REFER TO TABLE 182.1D FOR SPECIFIC TYPES AND MATERIALS REQUIRED, AND APPLICABLE TABLE NOTES BELOW.

TABLE 182.1D PUBLIC REALM ZONE [1-10] (continued) COMPONENTS AND SPECIFICATIONS

TYPICAL AESTHETIC: Street Tree [10]

TREE 1: Permitted on Street Types A or B	TREE 2: Permitted on Street Types B or C [5]	TREE 3: Permitted on Street Type C ONLY
<p>TREE 1 MIN. 4" CAL. CBD STREET TREE 6' CLEAR TRUNK TREE GRATE - 7' Square CONCRETE SIDEWALK 4" MULCH LAYER TAMPA AGGREGATE SOIL MIX OR EQUIVALENT</p>	<p>TREE 2 MIN. 4" CAL. CBD STREET TREE 6' CLEAR TRUNK FLEXIPAVE OR TREE GRATE - 6' - 7' Square CONCRETE SIDEWALK 4" MULCH LAYER TAMPA AGGREGATE SOIL MIX OR EQUIVALENT</p>	<p>TREE 3 MIN. 4" CAL. CBD STREET TREE 6' CLEAR TRUNK FLEXIPAVE OR TREE GRATE - 6' Square CONCRETE SIDEWALK 4" MULCH LAYER TAMPA AGGREGATE SOIL MIX OR EQUIVALENT</p>

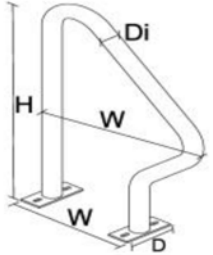



TYPICAL AESTHETIC: [TG] Tree Grate [9]

FULL SQUARE OPTION		SEMI-CIRCLE/SQUARE OPTION	FULL-CIRCLE OPTION	BED (PIT) BARRIER OPTIONS	
TYPE	MANUFACTURER	MODEL	MINIMUM DIMENSIONS BY STREET TYPE		COLOR
Grate	Canterbury International or Ironsmith	'Bola Square to Round Grate' or 'Sunrise Grate'	Street Types A or B:	7'x7' or 7' diameter	Black Powder Coat
			Street Types B or C:	6'x6' or 6' diameter [5,9]	
			Street Type C ONLY:	6'x6' or 6' diameter [5,9]	

Bed (Pit) Barrier		Tree Pit Guard Type 'C' or 'D'	Horizontal Dimension Varies: (refer to Tables 182.1A-B) Vertical Dimension Min-Max: 12"—18" high	
TYPICAL AESTHETIC: [LP] Lamp and Pole [7]				
REQUIRED ON STREET TYPE		FIXTURE/WATTAGE/COLOR	DOUBLE BRACKET	POLE/MOUNTING HEIGHT/COLOR
A		Salem LED/99 W/Black	YES	Franklin/12'/Black
B and C [8]		Evolve LED Area/202 W/Bronze	N/A	Waterford/12'/Brown

TABLE 182.1D PUBLIC REALM ZONE [1-10] (continued) COMPONENTS AND SPECIFICATIONS

TYPICAL AESTHETIC: [BR] Bike Rack, [B] Bench, [T] Trash, [BL] Bollard

TYPE	MANUFACTURER	MODEL	COLOR	BY STREET TYPE		TYPICAL DIMENSIONS	TYPICAL GRAPHIC
				REQUIRED	PERMITTED		
[BR] Bike Rack	Dero Bike Racks	'Swerve Rack'	Black	A, B	C	34"H × 12"W (at base) 21.5"W (at bend) 1.9" Diameter (Di) Bar	
[B] Bench	Landscapeforms	'Plainwell Bench'	Black Metal with Wood Exterior Finish	A, B	C	60"-72"L 24"-30"D	
[T] Trash Receptacle	Dumor, Inc	'Receptacle 107-32-FTO (32 Gallon) with DM-Dome Top Lid'	Black	ALL	ALL	36"H (up to Rim) 32"W (at Rim)	 [BL]
Bollard	Fairweather	'B-3 (6") Removable Bollard'	Black	-	ALL	48"H (from grade) 6" Diameter (Di) Post	

NOTES FOR TABLES 182.1 AND 182.1A-D (continued)

[1] All new construction, major renovation, building addition(s), special use, and/or new or expansion of off-street surface parking, shall provide the Public Realm Zone dimensions and components, consistent with the applicable adjacent street types. Major renovations of an existing building(s) with existing zero-setback(s) to adjacent streets and no proposed alterations to the building footprint shall be required to comply with only those public realm zone requirements that are physically feasible within the existing, adjacent public realm zone. Brick pavers must meet all minimum local, state, and federal ADA standards.

[2] Order. There are three (3) types of streets in the district based on a hierarchy of pedestrian accommodations. These streets are shown on **Map CBD-18.2: Streets, Overlays, and View Corridors**. The street types are listed in this table, in order from highest pedestrian-oriented design to lowest.

[3] The Public Realm Zone is divided into four (4) sub-zones, each with a particular purpose and size, based on its role in the overall pedestrian network: *Curbside [1X]* - provides for a transition between vehicular and pedestrian areas; *Furniture/Landscape [2X]* - the area containing street trees, utilities, street lights, benches, bus shelters, and other street furniture; *Walkway [3X]* - the clear area dedicated to walking; *Frontage [4X]* - the portion of the Public Realm Zone immediately adjacent to buildings or other vertical development providing pedestrian clearance.
Total minimum dimension (width) of all Sub-Zones [5X].

[4] The public realm zone amenities and sidewalk width shall be provided regardless of the width of the public right-of-way. If necessary the required sidewalk may utilize any or all of the building setback area. An applicant may elect to either: (i) install the sidewalk and provide an easement to the City, (ii) dedicate such area to the City, if acceptable, with applicable Multi-Modal Transportation Impact Fee Credits to be provided, if approved, or (ii) pay the applicable in-lieu fee set forth in sec. 22-103.

[5] Tree 2 may be used on Street Type C, where the 'Walkway [3X]' maintains at least four (4) feet in clear width, exclusive of the grate or Flexi-pave area.

[6] Public Realm Zone components shall be provided as specified above, or with an approved design equivalent, subject to design district review process set forth in sec. 27-60.1.

[7] Refer to TECO Outdoor Lighting Catalog for technical specifications and dimensions.

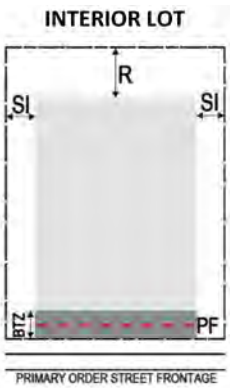
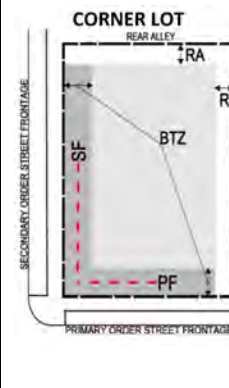
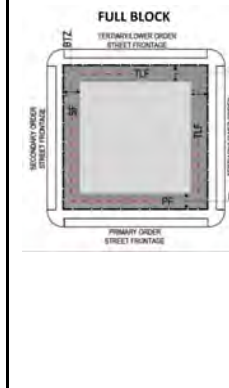


[8] Lamp and pole [LP] types required for Street Type A may be installed on Street Types B and C (single or double bracket fixture mounts), only where a full block face is being improved, or where installation of such [LP] is connecting to/filling gap(s) between existing, like-bracket [LP].

[9] Flexi-pave may be installed on Street Types B and C only. Color and pattern must match adjacent planter beds to maintain visual consistency.

[10] Inspection of planted street trees shall occur six (6) months after planting, to ensure such trees are in good condition. Trees found in decline shall be replaced within thirty (30) days of notice of finding thereof. A re-inspection shall occur six (6) months after replacement tree planting occurs to ensure healthy condition.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2022-155, § 3, 9-1-2022)

Sec. 27-183. General district development standards.

TABLE 183. BUILDING PLACEMENT, HEIGHT, AND STREET ORDER STANDARDS				
				
				
BUILDING PLACEMENT		BUILDING STREETWALL % WITHIN BTZ, BY STREET ORDER [5, 6, 7]		
BUILD-TO ZONE (BTZ)		PRIMARY STREET FRONTAGE [PF] [8]		
Build-to Zone [BTZ]	0' min - 6' max [1]	Special Pedestrian Street ('A'-Street)	85% min	
SETBACK [2]		Transit & Mobility Priority Street ('B'-Street)	60% min	
Side Interior [SI]	0' min	Standard Pedestrian & Service Street ('C'-Street)	50% min	
		SECONDARY STREET FRONTAGE [SF] [8]		
Rear [R]	0' min	Special Pedestrian Street ('A'-Street)	75% min	
		Transit & Mobility Priority Street ('B'-Street)	50% min	
Rear Alley [RA]	3' min	Standard Pedestrian & Service Street ('C'-Street)	25% min	
		TERTIARY/LOWER STREET FRONTAGE [TLF] [8]		
Waterfront [W] [3,4]	23' min	Transit & Mobility Priority Street ('B'-Street)	30% min	
		Standard Pedestrian & Service Street ('C'-Street)	20% min	
MAXIMUM HEIGHT				
CBD-1 or CBD-2		[9]		

Parapet wall	5' above principal or accessory building height [10]		
Elevator/mechanical housing, steeples, flag poles, widow's walk, cupolas, other architecturally integrated features	Exempt, except shall occupy no more than 30% of roof area [10]		
PUBLIC OPEN AND GENERAL OPEN SPACE REQUIREMENTS			
Total Open Space to be Provided	Public Open Space Provided at Grade [11]	Conditions for Open Space not at Grade	
<i>Minimum area required (SF): 10% of development parcel</i>	<i>Minimum 30% of Total Open Space must be placed at Grade and meet the definition of "Public Open Space" in sec. 27-43</i>	<i>Areas provided on the building podium, open to the sky, shall be counted towards the overall open space requirement, but not towards the "public open space"</i>	
RIVERWALK (Also refer to sec. 27-181.5)			
Within Waterfront [W] Setback		Emergency Vehicle Access	
17' paved (includes 2' for bulkhead wall) Remaining area: landscape, appropriate furniture, etc.		Min clearance: 12' wide for pedestrians (i.e. sidewalk) at all times Min clearance: Increased to 20' wide for emergency vehicles [12]	
PUBLIC ART (Also refer to sec. 27-181.4)			
Required Contribution Rate	Maximum Fee	Benchmark to Pay Fee	Public Art Fund
<i>Required for New Construction Only:</i> 0.75% x total project development cost	\$200,000.00	Prior to issuance of certificate of occupancy	Fund consists of all payments for public art requirements within the Center City (CBD)

NOTES FOR TABLE 183 (continued)
BUILDING PLACEMENT NOTES:
[1] <i>Build-to Zone (BTZ)</i> . The ground floor streetwall/facade of each building shall be placed within the Build-to-Zone (BTZ) for the percentage of the parcel frontage shown in this table. BTZ is measured

from edge of required Public Realm Zone, or from parcel/property line if required Public Realm Zone is wholly accommodated within the right-of-way (public or private).
[2] <i>Setback</i> . The line/location that sets the minimum distance at which the building wall may be placed.
[3] Waterfront building setback shall be measured from the water's edge, as measured from the waterside face of the bulkhead.
[4] Refer to additional Waterfront Overlay and Riverwalk Standards set forth in sec. 27-181.5.
BUILDING STREETWALL NOTES:
[5] Building streetwall is that building façade designed for, placed within, and oriented to the BTZ.
[6] Minimum % of building streetwall/façade (ground floor) shall be built within the BTZ.
[7] All new building streetwalls/facades, including structured parking (freestanding or attached) shall be designed consistent with the streetwall standards and frontage types, set forth in Table 183.1, Tables 183.1A-E.
STREET ORDER NOTES:
[8] The Street Types A-C are in order from highest pedestrian-oriented design to lowest. Street Type A, when adjacent to development parcel, is always Primary Order Street. When Street Type A is adjacent and Street Type B is also adjacent, Street Type B is Secondary Order Street. Street Type B may also be Tertiary or Lower, when more than one (1) Type B is adjacent to the parcel. Street Type C is always a lower order street than Street Type A and/or B. Street Type C shall only be set as the Primary Order Street where Type C is the only street type adjacent to the development parcel.
MAXIMUM HEIGHTS NOTES:
[9] Structure heights shall be controlled by Airport Zoning Regulations and Airport Height Zoning Map as adopted and administered by the Hillsborough County Aviation Authority under the provisions of Chapter 333, Florida Statutes and Chapter 2012-234, Laws of Florida, as amended.
[10] Also refer to sec. 27-43 for specific definitions.
PUBLIC OPEN AND GENERAL OPEN SPACE NOTES:
[11] All area(s) provided on private property to meet the Public Realm Zone standards shall be counted towards the 30% "public open space" requirement. For properties in the Waterfront Overlay, a portion of the "public open space" provided must be located to create a pedestrian connection from the Public Realm Zone to the Waterfront Setback/Riverwalk.
RIVERWALK NOTES:
[12] Increased to 20' for emergency vehicles, where fire protection systems not provided for adjacent building (expanded zone is integrated with Riverwalk).

TABLE 183.1 GENERAL BUILDING STREETWALL DESIGN, FRONTAGE TYPES, BUILDING SIGNS			
BUILDING SIGN STANDARDS			
Category	Building Type	Sign Placement by Building Floor [1]	Maximum Area (SF) [3,4]
1-S	All Buildings	1 st Floor [2]	2 SF per 1 LF
2-S	5 Floors or less	On face of highest Floor	1.25 SF per 1 LF
3-S	6 to 15 Floors	On face of highest Floor	2 SF per 1 LF
4-S	16 to 30 Floors	On face of highest Floor	3 SF per 1 LF
5-S	31 Floors and up	On face of highest Floor	4 SF per 1 LF
Sign Notes: [LF] Linear feet; [SF] Square feet			
[1] For multi-level buildings, sign area allowed for floors above 1 st floor, those signs shall be placed on the wall face of the highest floor of the building.			
[2] Includes all allowed signs set forth in division 6 'signs' of this chapter.			
[3] The maximum sign SF ratios are available for use based on the overall number of floors/levels of the building and may be oriented towards any frontage. All buildings are allowed the maximum under 1-S. Use the 'Category' column to identify allowable sign area ratio by total building floor/level count; ratios are not to be aggregated by segments or portions of floors (i.e. a 40-floor building is permitted to use max SF for 1-S and 5-S only, with the total from 5-S placed on the face of the 40 th floor). Example: 3 story building = 1-S (placed on allowable building surfaces for 1 st Floor) and 2-S placed on the face of the 3 rd floor.			
[4] Sign area leftover from 1-S can be redistricted to the upper level building sign total.			
[5] Projecting signs shall be allowed, providing the following specific regulations are met:			
a. Projecting signs shall not project more than four (4) feet from the building wall to which the projecting sign is attached.			
b. Projecting signs shall not be located above the roofline of the building.			
c. The supporting hardware, unless incorporated as a decorative component of a projecting sign shall not be visible from the street or sidewalk.			
d. Projecting signs shall not be constructed in violation of the public space encroachment limitations specified in this chapter or other applicable City Code.			

e. Projecting signs shall not be erected closer than ten (10) feet from another projecting or marquee sign, except where two projecting signs are located on different frontages of the same building.

f. Projecting signs, when specifically allowed by this Code, which project over any public or private pedestrian way shall be elevated a minimum of nine (9) feet above such pedestrian way. Projecting signs, when specifically allowed by this Code, which project over any public or private street shall be elevated a minimum of sixteen (16) feet above such street.

[6] Subject to the maximum area requirements section above, each establishment with a main door entrance which faces a public street in a multiple-occupancy parcel shall be allowed the following:

i. One (1) building sign for each side of the establishment which faces a public street;

ii. One (1) marquee or canopy sign, as set forth in subsection (b)(7) below, may be substituted for each permitted building sign;

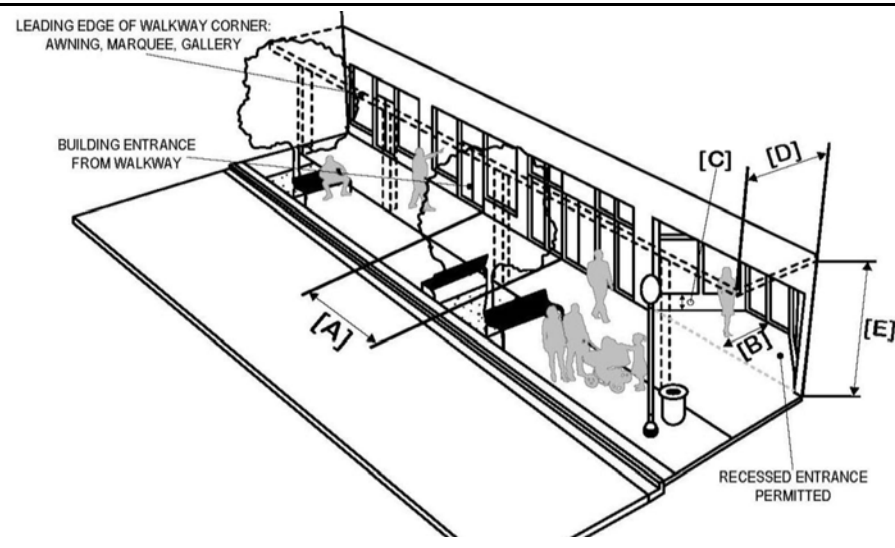
iii. One (1) awning sign per awning;

iv. One (1) hanging awning/canopy sign or projecting sign per establishment frontage; and

v. Signs displayed on a multi-occupancy parcel may be uniquely designed per tenant.

TABLE 183.1A "SHOPFRONT" FRONTAGE

Description and General Standards. A shopfront frontage is typical for single- or mixed-use commercial or office frontage. The façade is located within the Build-to-Zone pursuant to Table 183, with the pedestrian entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (structural canopy with no habitable building area above it) that covers the sidewalk. The facade has a substantial amount of glazing (transparency) at the sidewalk level. Recessed entrances are acceptable. All shopfront frontages shall comply with development standards set forth below:

		"SHOPFRONT" FRONTAGE BY STREET TYPE	
		STREET TYPES	STATUS
		A	Permitted; Preferred
		B	Permitted
		C	Permitted

REQUIREMENTS [3-6]	MINIMUM	MAXIMUM
Distance between Openings [A] [2]	10'	30'
Door Recess [B]	-	10'
Height to Bottom of Window [C]	-	2'
Transparency [1]	70%	-
OPTIONAL ELEMENTS	MINIMUM	MAXIMUM
Awning or Marquee Depth [D]	4'	10'
Gallery Depth (clear) [D]	8'	10'
Awning, Marquee, Gallery Height (clear) [E]	14'	-
NOTES:		
[1] Transparency measured horizontally from edge to edge of wall plane and vertically between 2' and 15' above finished grade.		
[2] Streetwall design shall include door openings at no more than 125' between openings along all street fronts. This shall include a minimum of one (1) door opening per property, to the primary street.		
[3] Prohibit large expanses of opaque or blank walls. No blank walls of more than 25' in length are permitted without relief or protrusion of at least 6".		
[4] Maintain the following: (i) the distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and (ii) the cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.		
[5] Protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as such commercial is placed at street level.		
[6] Waterfront Overlay: A public entrance shall be oriented towards or placed on the Riverwalk. Rooftop mechanical equipment shall be screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roof-top/roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.		

TABLE 183.1B "ARCADE" FRONTAGE

Description and General Standards. This type is appropriate for single- or mixed-use commercial or office frontage. An arcade frontage is shopfront facade with an attached colonnade with habitable building space above, placed adjacent to the right-of-way. The shopfront and/or walkway is/are

located within the Build-to-Zone pursuant to Table 183, to provide the required Public Realm Zone dimension. The facade has a substantial amount of glazing (transparency) at the sidewalk level. All arcade frontages shall comply with development standards set forth below:

	"ARCADE" FRONTAGE BY STREET TYPE	
	STREET TYPES	STATUS
	A	Permitted; Preferred
B	Permitted	
C	Permitted	
REQUIREMENTS [3-6]	MINIMUM	MAXIMUM
Distance between Openings [A] [2]	10'	30'
Door Recess [B]	-	10'
Height to Bottom of Window [C]	-	2'
Arcade Depth (clear) [D]	10'	-
Arcade Height (clear) [E]	15'	-
Spacing Between Columns (clear) [F]	10'	-
Column Width (clear) [G]	-	4'
Transparency [1]	70%	-
NOTES:		
[1] Transparency measured horizontally from edge to edge of wall plane and vertically between 2' and 15' above finished grade.		
[2] Streetwall design shall include door openings at no more than 125' between openings along all street fronts. This shall include a minimum of one (1) door opening per property, to the primary street.		
[3] Prohibit large expanses of opaque or blank walls. No blank walls of more than 25' in length are permitted without relief or protrusion of at least 6".		

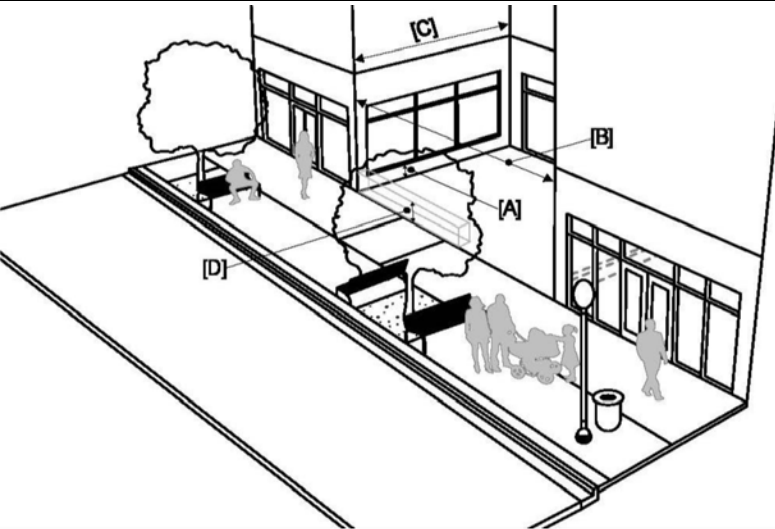
[4] Maintain the following: (i) the distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and (ii) the cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.

[5] Protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as such commercial is placed at street level.

[6] Waterfront Overlay: A public entrance shall be oriented towards or placed on the Riverwalk. Rooftop mechanical equipment shall be screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roof-top/roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.

TABLE 183.1C "FORECOURT" FRONTAGE

Description and General Standards. This type is appropriate for single- or mixed-use commercial, office, or residential frontage. A forecourt is a recessed courtyard with street-facing edges providing additional transparency. For this frontage, the 'streetwall(s)' is(are) located within the Build-to Zone, pursuant to Table 183. The 'interior forecourt wall' is recessed to form an open-air court (typically uncovered). The forecourt is suitable for passive seating/gathering, outdoor dining, public art, gardens, formal entries, etc. All forecourt frontages shall comply with development standards set forth below:

	"FORECOURT" FRONTAGE BY STREET TYPE	
	STREET TYPES	STATUS
	A	Permitted; Preferred
B	Permitted; Preferred	
C	Permitted	
REQUIREMENTS [3-10]	MINIMUM	MAXIMUM
Height to Bottom of Window [A]	-	2'
Forecourt Width (clear) [B]	12'	1/3 of building length

Forecourt Depth (clear) [C]	12'	50'
Seating Wall Height [D] [2]	2'	3'
Streetwall Transparency [1,6]	30%	-
Interior Forecourt Wall Transparency [1,6]	50%	-

NOTES:

[1] Transparency measured horizontally from edge to edge of wall plane and vertically between 2' and 15' above finished grade.

[2] Seat-wall(s) within forecourt area limited to heights above. A seat-wall may be placed at the edge of the Public Realm Zone to define the forecourt space.

[3] The forecourt space is counted as frontage.

[4] The forecourt may be elevated behind a retaining wall at or near the front lot line with entry steps to the court.

[5] ADA access is required to the forecourt from the Public Realm Zone, regardless of final design.

[6] Streetwall and Interior Forecourt Wall shall include at least one (1) door opening each, for each development.

[7] Prohibit large expanses of opaque or blank walls. No blank walls of more than 15' in length are permitted without relief or protrusion of at least 6".

[8] Maintain the following: (i) the distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and (ii) the cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.

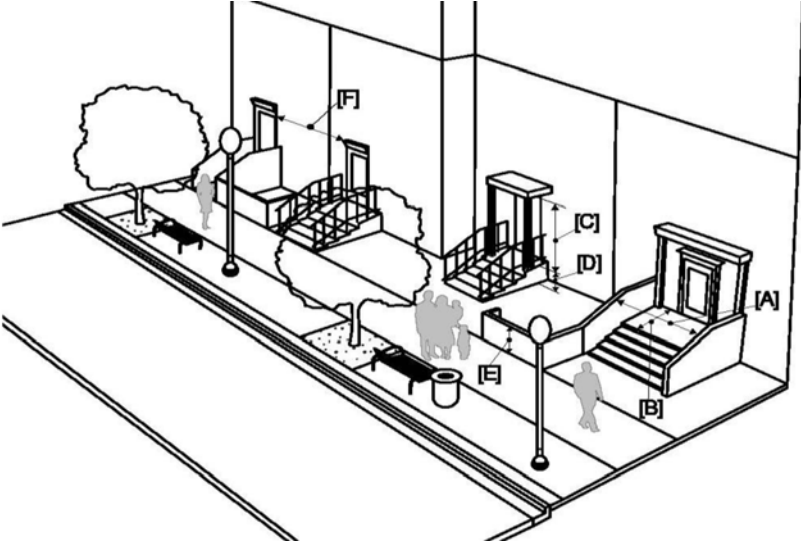
[9] Protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as such commercial is placed at street level.

[10] Waterfront Overlay: A public entrance shall be oriented towards or placed on the Riverwalk. Rooftop mechanical equipment shall be screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roof-top/roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.

TABLE 183.1D "STOOP" FRONTAGE

Description and General Standards. This type is appropriate for single- or mixed-use office or residential frontage. A stoop is an elevated entry placed close to the Public Realm Zone with small front yards. For a stoop, the façade is located within the Build-to Zone, subject to applicable

requirements. The façade includes an elevated landing with stairs, (with appropriate ADA accessibility for non-residential uses), that is placed at or near the edge of the sidewalk. The stoop may include a cover for weather protection (i.e. roof, awning). All stoop frontages shall comply with development standards set forth below:

	"STOOP" FRONTAGE BY STREET TYPE	
	STREET TYPES	STATUS
	A	Permitted; Preferred
	B	Permitted
C	Permitted	
REQUIREMENTS [3-6]	MINIMUM	MAXIMUM
Stoop Width (clear) [A]	6'	12'
Stoop Landing Depth (clear) [B]	4'	10'
Stoop Height (clearance above landing) [C]	8'	-
Stoop Landing Elevation [2] [D]	1.5'	-
Front Separator Wall Height [E]	2'	4'
Distance between Openings/Stoops [F] [2]	10'	40'
Transparency [1]	30%	-
NOTES:		
[1] Transparency measured horizontally from edge to edge of unit wall plane and vertically between [D] and 15' above [D]. ([D] as designed for development)		
[2] Streetwall design shall include door openings at no more than 125' between openings along all street fronts. This shall include a minimum of one (1) door opening per property, to the primary street.		
[3] Prohibit large expanses of opaque or blank walls. No blank walls of more than 25 feet in length are permitted without relief or protrusion of at least 6 inches.		

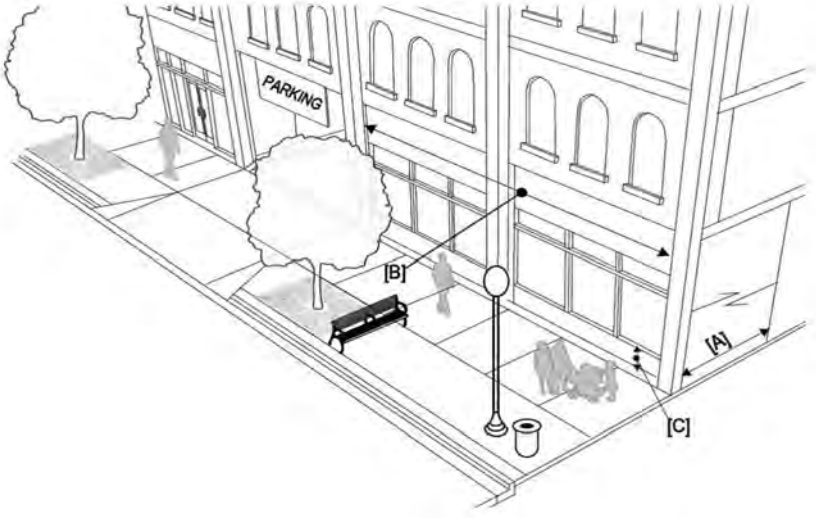
[4] Maintain the following: (i) the distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and (ii) the cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.

[5] Protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as such commercial is placed at street level.

[6] Waterfront Overlay: A public entrance shall be oriented towards or placed on the Riverwalk. Rooftop mechanical equipment shall be screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roof-top/roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.

TABLE 183.1E "GARAGE" FRONTAGE

Description and General Standards. This type is appropriate for vehicle parking and must include single- or mixed-use commercial, office, or residential uses at the street level. All of the frontage types set forth in Tables 183.1A-D may be incorporated at the ground level. All garage frontages shall comply with development standards set forth below:

	"GARAGE" FRONTAGE BY STREET TYPE	
	STREET TYPES	STATUS
	A	Prohibited [1]
	B	Permitted
	C	Permitted; Preferred
REQUIREMENTS [1-6]	MINIMUM	MAXIMUM
Active Space Depth [A]	25'	-
Active Space Width [B]	½ of building length	-
Height to Bottom of Window [C]	-	2'

Transparency [2]		70%	-
WITHIN WATERFRONT OVERLAY (Refer to sec. 27-181.5			
PARKING STRUCTURES		SERVICE, LOADING AREAS; RELATED ACCESS DRIVES	
VEHICLE ACCESS PROHIBITED:	From orienting towards the Riverwalk	PLACEMENT, DESIGN, SCREENING:	Located to minimize visibility of these components from Public Realm Zone and Riverwalk
	From being located within the Waterfront Setback (Table 183)		
STREETWALL & WATERFRONT- ORIENTED FACADE DESIGN:	Must be architecturally integrated with the principal structure		
	Conceal vehicles from grade-level views		
	Utilize landscaping elements or other design features to soften the appearance of the exterior façade		
NOTES:			
[1] On Street Type A, structural parking garages are required to design to either the "Shopfront" (Table 183.1A) or "Arcade" (Table 183.1B) frontage. Vehicle access is prohibited on/to/from Street Type A, unless all other vehicle access option(s) is(are) prohibited and/or the development has no other street frontage.			
[2] Transparency measured horizontally from edge to edge of wall plane and vertically between 2' and 15' above finished grade. Transparency may differ if an alternate frontage type is used at the ground level (refer to transparency requirement of the applicable frontage type proposed.)			
[3] Streetwall design shall include a minimum of one (1) door opening per property, to the primary street.			
[4] Prohibit large expanses of opaque or blank walls. No blank walls of more than 25' in length are permitted without relief or protrusion of at least 6 inches.			
[5] Maintain the following: (i) the distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and (ii) the cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.			

[6] Protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as such commercial is placed at street level.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2022-155, § 4, 9-1-2022; Ord. No. 2022-170, § 1, 10-6-2022)

Sec. 27-184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use; parking space equivalencies by transportation mode.

- (a) Except as otherwise specifically stated in this chapter, the use of and required parking count for land, water, and structures within the Center City (CBD) shall only be permitted in accord with Table 184-A, including those parking space equivalencies by transportation mode set forth in Table 184-B. All other uses of land, water, and structures in the CBD, which are not expressly listed in this section, are prohibited uses and shall not be established in the CBD. Refer to section 27-185.2 for alternative compliance options.

TABLE 184-A TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE				
KEY:	X - Permitted principal use	S1 - Special use— Zoning administrator review		Blank - Prohibited use
	A - Permitted accessory use	S2 - Special use— City council review		N/A - not applicable
Use (listed by subcategory)	District		Required Off-Street Parking Spaces (minimum ratios by use) [A-N]	
	CBD-1	CBD-2		
RESIDENTIAL USES				
Adaptive reuse	X	X	No additional parking required [B]	
<i>Congregate living facility (large or small group care)</i>	X	X	0.25/employee on largest shift	
Dwelling units:				
Single-, two-, or multi-	X	X	0.75/unit N/A/unit ("senior" housing) [K.i.] N/A/unit ("affordable" housing) [K.ii.]	
Student housing	X	X	0.25/unit [K.iii.]	

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(Supp. No. 139)

Studio-	X	X	0.25/unit
Visitor parking	X	X	N/A
Home based business [12]	A	A	N/A
Hotels and motels	X	X	1/8 lodging units
Private pleasure craft	X[9]	X[9]	N/A
OFFICE USES			
Dental/Medical/Veterinary	X	X	0.75/doctor, dentist, veterinarian
Business/Professional	X	X	0.5/1,000 SF (UFA)
PRIVATE INSTITUTIONAL USES			
Club	X	X	1/1,000 SF (UFA)
Day care and nursery	X	X	0.5/employee on largest shift Plus 1/vehicle operated by facility
Hospital or Clinic	X	X	0.1/patient bed (non-emergency/urgent care}
Place of religious assembly or general assembly	X	X	N/A
Private school: elementary, middle (junior high), secondary (senior high), all post-secondary (business, vocational, trade, college or university)	X	X	0.5/classroom (elementary/middle) 0.10/student (all others)
Private cultural facility	X	X	1.5/1,000 SF (GFA)
PUBLIC INSTITUTIONAL USES			
Public cultural, service, or use facility	X	X	1.5/1,000 SF (UFA) (cultural) 0.5/employee on largest shift (service) 0.25/1,000 SF (GFA) (use)
Public school: elementary, middle (junior high), secondary (senior high), all post-secondary (business, vocational, trade, college or university)	X	X	0.5/classroom (elementary/middle) 0.10/student (all others)
RECREATIONAL, ASSEMBLY USES			

Community garden, private	S1[7]	S1[7]	N/A
<i>Recreation facility:</i>			
Private or commercial	X	X	1/1,000 SF (UFA)
Temporary special events	X[10]	X[10]	N/A
OTHER COMMERCIAL AND NON-RESIDENTIAL USES			
<i>Alcoholic beverage sales [5]:</i>			
Bar or lounge	S1/S2	S1/S2	[H]
Convenience retail (package only)	S1/S2	S1/S2	
Food trucks [11]	X	X	N/A
Hotel w/100+ rooms (on premises only)	S1/S2	S1/S2	[H]
Large venue (on premises/package)	S1/S2	S1/S2	
Restaurant (on premises only)	S1/S2	S1/S2	
Shopper's goods retail (package only)	S1/S2	S1/S2	
Small venue (on premises/package)	S1/S2	S1/S2	
Sidewalk café	S1	S1	
Special restaurant (on premises only)	S1/S2	S1/S2	
Specialty retail (package only)	S1/S2	S1/S2	
Temporary (on premises only)	S1	S1	
Air-conditioned storage	S2[7]	S2[7]	1/100 storage units
Auto rental	X[9]	X[9]	N/A
Bank (stand-alone, single-use structure only)	X	X	0.5/1,000 SF (GFA)
Bank, drive-in	A[9]	A[9]	Queuing lane(s) - 44' min length
Catering shop/Commercial kitchen	X	X	1/delivery vehicle/food truck
Dry cleaning plant, small	X	X	1/delivery vehicle
Heliport/helistop	X	X	N/A
Kennel, small [6]	X	X	N/A
Marina	X	X	0.5/employee on largest shift

Medical marijuana dispensary [8]	X	X	1/1,000 SF (GFA)
Microbrewery (Production Limits: up to 60,000 barrels annually)	X	X	0.50/employee on largest shift Plus 1/delivery vehicle
Parking, off-street (structured or surface lot)	X	X	Principal or Special Event [1,2,3]: As provided on lot All other Parking Use-types: As required by related use(s)
Personal services	X	X	N/A
Pharmacy	X	X	N/A
Printing: Light and publishing	X	X	0.25/employee on largest shift
Radio/TV studio	X	X	0.10/seat (fixed)
Research activity	X	X	0.5/employee on largest shift
Restaurant	X	X	N/A
Restaurant, drive-in	S1[7]	S1[7]	Queuing lane(s) - 92' min length
Retail sales: bakery, specialty, convenience, shopper's	X	X	N/A - bakery, specialty, convenience 0.5/1000 SF (UFA) - Shopper's
Temporary film production [4]	X	X	N/A
Transportation service facility	S1[7]	S1[7]	N/A
Vehicle repair, minor	X	X	N/A[L]

TABLE 184-A NOTES

GENERAL NOTES:

[1] Off-street surface parking, regardless of specific use-type (i.e. principal, accessory, temporary, special event, interim, commercial, etc.), is prohibited in the Waterfront Overlay, except that surface parking, which is accessory to publicly-owned facilities or lands only, shall be permitted, subject to compliance with the following:

i. Public realm zone improvements shall be constructed/installed, by applicable street type, pursuant to sections 27-182 and 27-182.1;

ii. Surface parking areas shall not be paved with asphalt. Parking stalls shall be marked through the installation of patterned materials/inlays wherever possible. ADA parking stalls shall be marked and signed according to standard applicable codes. The signing and marking of the surface parking area shall be reviewed and approved through the design district review process;

<p>iii. Any freestanding sign(s) shall be constructed/installed in accordance with sign standards set forth in section 27-185.1</p>
<p>iv. The use of tandem parking spaces shall be allowed, only when and where said surface parking has a live attendant(s) onsite to perform activities, such as monitoring the surface parking and maneuvering vehicles in a safe and orderly fashion (i.e. valet-type parking).</p>
<p>v. Any surface parking, which is in existence as of July 1, 2018, and is accessory to a publicly-owned facility, shall not be required to comply with the above-stated requirements until such time as an expansion, major renovation, or reconstruction of such existing surface parking occurs.</p>
<p>[2] Off-street structured parking (i.e. stand-alone parking structures) in the Waterfront Overlay, shall (at a minimum) include the 'Active Space Depth' within the streetwall as required in Table 183.1E, and along the entire façade(s) facing the Waterfront/Riverwalk. All other structured parking use-types may be permitted in the Waterfront Overlay, subject to all applicable public realm, site, and building regulations of this subdivision. Refer to Tables 183, 183.1, 183.1A-D for additional building standards applicable to the Waterfront Overlay.</p>
<p>[3] Refer to section 27-283.13(b) for special event parking regulations.</p>
<p>[4] Refer to section 27-150 for regulations applicable to Temporary Film Production.</p>
<p>[5] Refer to Article II, Division 5 Special Use Permits and Article 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(a). If any waivers are needed, the request shall process as an (S-2), per applicable requirements of section 27-132(a) and (b). <i>[Does not apply to sidewalk café or temporary sales permit applications; S2 process is not applicable to either of these permit types.]</i></p>
<p>[6] Refer to section 27-282.25 for applicable provisions.</p>
<p>[7] Refer to specific use standards in section 27-132.</p>
<p>[8] 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).</p>
<p>[9] Refer to section 27-184.1 for applicable standards.</p>
<p>[10] Refer to section 27-282.16 for applicable provisions.</p>
<p>[11] Refer to section 27-282.30 for applicable standards.</p>
<p>[12] Refer to section 27-282.5 for applicable provisions.</p>
<p>PARKING-RELATED NOTES:</p>
<p>[A] UFA means "usable floor area".</p>

[B] Reuse of existing structures with no change of use shall not be required to provide additional parking to meet the standards set forth in this table above.
[C] Any building within the District that is erected, expanded, increased in floor area or seating capacity or is deemed a change of use shall meet the applicable parking requirements as set forth in this subdivision.
[D] Compact spaces may be utilized for up to one hundred (100) percent of the required parking.
[E] Any required ADA parking shall be located on site, designed and installed in accordance with applicable local, state, and federal requirements.
[F] No off-street parking allowed forward of or to the side of building on Primary Order Street Frontage.
[G] Any parking structure and/or surface lot may be considered for use as shared parking and counted towards meeting the required parking ratios of this table, for multiple buildings/developments, regardless of distance separation, when: (1) such parking structure and/or surface lot is located within CBD boundary; (2) such multiple buildings/developments and parking structure/surface lot are under common ownership or control.
[H] To calculate required parking, refer to parking ratio for principal use(s) with which the alcoholic beverage sales is(are) associated. For 'bar or lounge,' use parking ratio for 'retail sales'.
[I] Loading. Refer to Table 185 below.
[J] Refer to Table 184-B for parking space equivalencies by alternative mode of transportation.
[K] Parking ratios apply to listed uses as follows:
i. Dwelling units must qualify for applicable HUD and/or state funding/assistance as "senior" housing to use this parking ratio.
ii. Dwelling units must qualify for applicable HUD and/or state funding/assistance as "affordable" housing to use this parking ratio.
iii. Dwelling units must be utilized as housing for secondary/post-secondary students to use this parking ratio.
[L] Public lands and/or public rights-of-way shall not be used to park, stage, queue, or otherwise store vehicles waiting for repair.
[M] Refer to section 27-185.1 for additional surface parking lot design standards.

- (b) *Parking space equivalencies by transportation mode.* Parking shall be provided in accordance with the ratios set forth in Table 184-A above. Developments may provide all required vehicle parking spaces for automobiles or in combination with the alternative modes of transportation, using associated equivalency ratios, set forth in Table 184-B below. No more than 25 percent of required vehicle parking may be substituted with parking for other transportation modes in this manner.

TABLE 184-B PARKING SPACE EQUIVALENCIES BY TRANSPORTATION MODE			
Standard/Compact Vehicle Stall	Equivalency Ratio	Alternative Transportation mode [1, 2]	Specific condition(s)
1	1:2	Motorcycle	Refer to Table 185 for required design dimensions
1	1:4	Bicycle, tricycle, motorized scooter, segway, or similar mode	
1	8:1	Car-share, ride-hail, or similar type of shared vehicle/neighborhood electric vehicle (low-speed vehicle) vehicle stall [3]	
TABLE 184-B NOTES:			
[1] Refer to sections 25-4 and 27-43 for applicable definitions.			
[2] Parking spaces shall be installed on-site and marked with appropriate sign(s), paint, or similar materials.			
[3] Neighborhood electric vehicle (low-speed vehicle) as defined by U.S. Department of Transportation.			

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2017-132, § 7, 8-24-2017; Ord. No. 2017-163, § 3, 11-16-2017; Ord. No. 2018-93, § 2, 6-28-2018; Ord. No. 2018-176, § 6, 11-1-2018; Ord. No. 2019-12, § 2, 1-10-2019; Ord. No. 2020-14, § 3, 2-6-2020; Ord. No. 2022-155, § 5, 9-1-2022; Ord. No. 2022-157, § 5, 9-1-2022; Ord. No. 2022-158, § 6, 9-1-2022)

Sec. 27-184.1. Miscellaneous use standards.

- (a) *Applicability; effect.* The regulations in this section shall apply to the specific uses as indicated below, as a supplement to the other regulations set forth in the subdivision.
- (b) *Auto rental standards.*
 - (1) Auto rental shall be limited to noncommercial automobiles, SUV's, and vans;
 - (2) No more than twenty (20) rental vehicles shall be stored on the property at one (1) time;
 - (3) Storage areas for rental vehicles shall be located within an enclosed building or on the second (2nd) level or higher of a multi-story structural parking garage; and
 - (4) Accessory uses may include car wash, cleaning, and preparation and minor vehicle repairs for rental vehicles only, and such activities shall only occur within an enclosed building or on the second (2nd) level or higher of a multi-story structural parking garage.
- (c) *Private pleasure craft.*
 - (1) For such occupancy for living quarters, required off-street parking shall be provided on the zoning lot; and

- (2) Regulations of the city, state or federal government regarding sewage disposal, availability of potable water, security against menaces due to storm surge, tides, currents, and hurricane menace shall be met.

(d) *Bank, drive-in.*

- (1) A drive-in bank shall only be permitted as an accessory use to a bank which located on the same zoning lot; and
 (2) Use shall be limited to one (1) drive-through lane for each zoning lot.

(Ord. No. 2017-163, § 4, 11-16-2017; Ord. No. 2022-155, § 6, 9-1-2022)

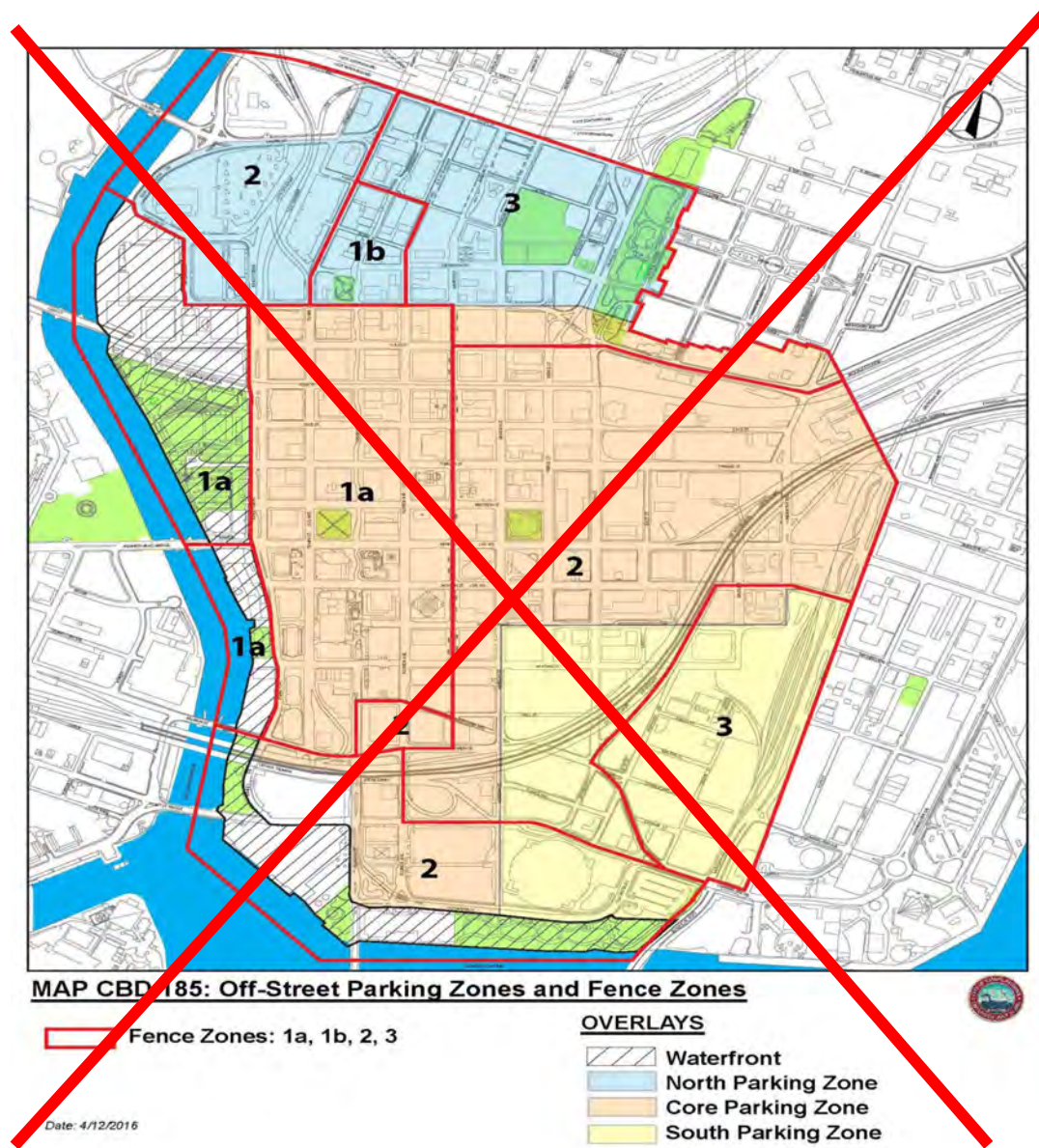
Sec. 27-185. General parking design standards by transportation mode.

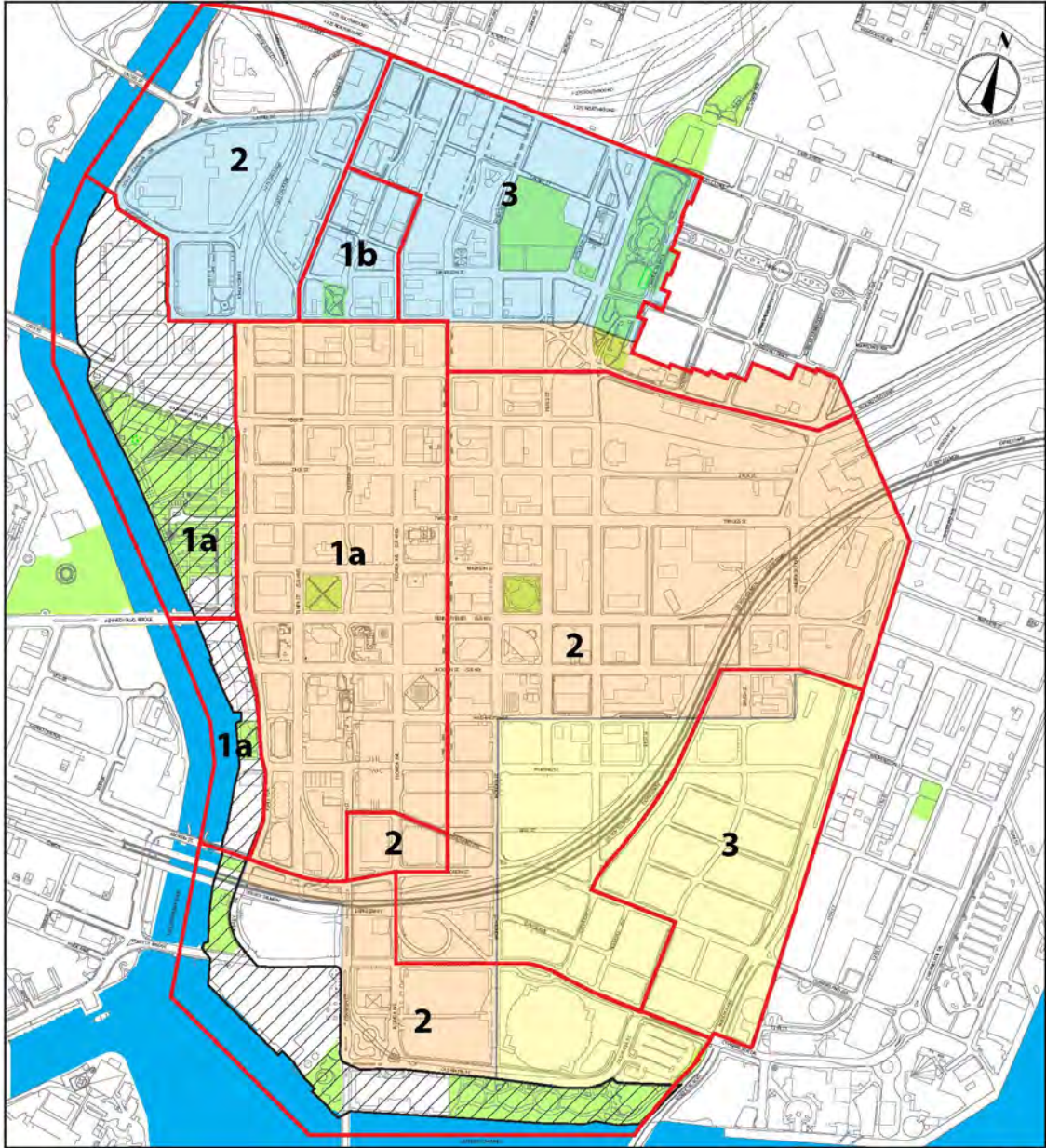
(a) General parking layout, design, and materials shall adhere to Table 185 standards. Off-street parking: refer to Table 185.1.

TABLE 185 PARKING LAYOUT [1]				
Parking Space/Stall Minimum Dimensions [4]	Perpendicular Spaces (90°)	Angled Spaces (Varied degrees)	Parallel Spaces (0°)	Drive Aisle
Standard parking space	8' × 18'	Adhere to Compact Spaces dimension standards (Refer to Art. VI)	8' × 22' (interior spaces) 8' × 20' (end spaces)	<ul style="list-style-type: none"> • 24' (2-way w/90° cars on each side) • Adhere to Compact Spaces dimension standards for other angled layouts (Refer to Art. VI)
Neighborhood electric vehicle	Use vehicle width/length to set minimum stall size	Same as 90°	Same as 90°	
Pedaled/e-bicycle	2' × 8'			
Pedaled/e-tricycle	4' × 8'			
Motorcycle (2-wheel)	4 × 8'			
Motorcycle (3-wheel)	4' × 8'			
Motorized scooter/Segway	1.5' × 3'			
TABLE 185 MISCELLANEOUS STANDARDS [2]				


Materials	Alternative materials may be considered pursuant to the procedure set forth on section 27-60.1.
Loading [3]	Minimum required loading shall be fifty (50) percent of rates set forth in section 27-283.14. Off-street loading/delivery space, plus area or means for maneuvering, and ingress/egress shall be provided. Backing (reverse maneuvering) from a public right-of-way into the loading area is permitted.
TABLE 185 NOTES:	
[1] Use of a tandem parking layout shall adhere to the following:	
i. Within parking structures and/or surface lots, tandem parking stalls may be utilized, without monitoring by a live attendant, for residential uses only.	
ii. The use of tandem parking stalls may be utilized for any other permitted use(s), only when and where said parking has a live attendant(s) on-site to perform activities, such as monitoring parking areas and directly maneuvering vehicles in a safe and orderly manner (i.e. parking attendant, valet-type operation, or similar). Said attendant(s) shall be on-site/on-duty when parking spaces are used in a tandem formation.	
[2] Alternative designs may be considered through the design district review process set forth in section 27-60.1.	
[3] Provision of on-site loading spaces may be reduced through the design district review process set forth in section 27-60.1, where on-street freight/loading spaces can be approved immediately adjacent to the subject site. Alternative designs to solid waste services areas may be considered through said process, subject to approval by the solid waste director or designee.	
[4] Refer to sections 25-4 and 27-43 for applicable definitions.	

- (b) Surface Parking Zones and Fence Zones are hereby depicted in Map CBD 185. All surface parking lots shall adhere to the applicable standards as set by parking zone. All fences shall adhere to the standards as set forth by fence zone and further described in section 27-185.3.









MAP CBD 18.4: Fence Zones

 Fence Zones: 1a, 1b, 2, 3

OVERLAYS

-  Waterfront
-  North Parking Zone
-  Core Parking Zone
-  South Parking Zone

Date: 10/25/2023



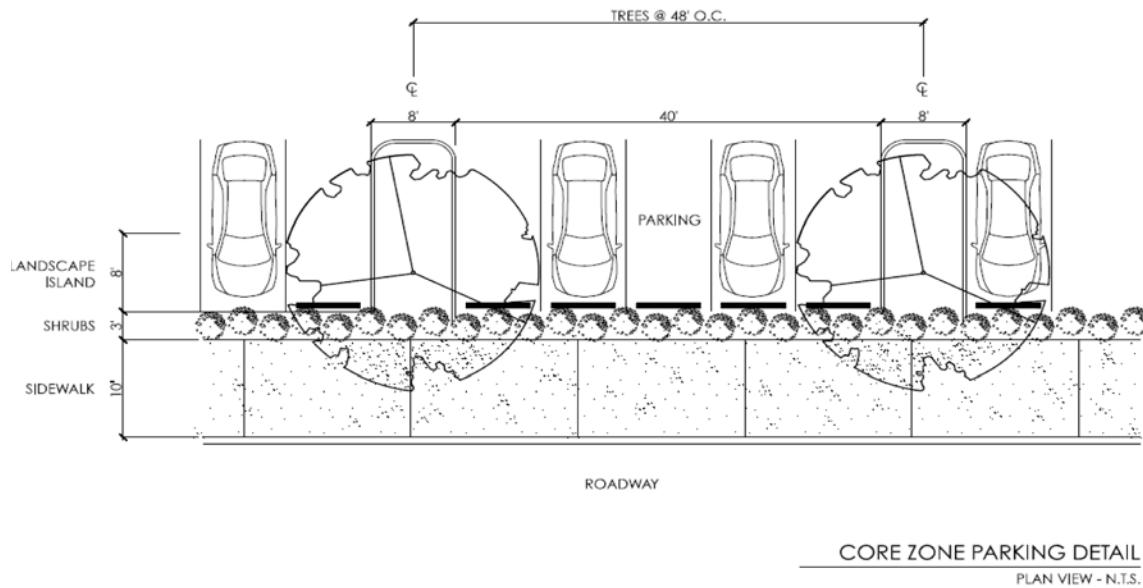
(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2022-155, § 7, 9-1-2022)

Sec. 27-185.1. Off-street surface parking design standards.

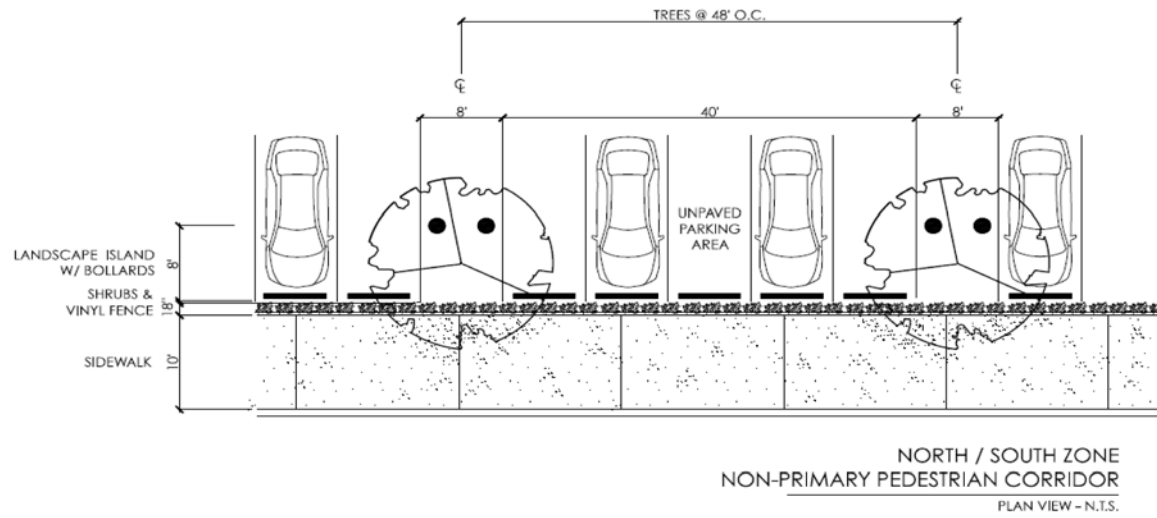
Off street surface parking zones and surface parking lot design standards.

- (a) All off-street surface parking lots within Center City shall comply with the applicable requirements of this section by parking zone, and as depicted in Map CBD 185 and further described below.
- (b) The use of tandem parking spaces may be allowed, so long as the surface parking lot has a live attendant(s) onsite, to perform activities such as monitoring the parking lot and maneuvering vehicles in a safe and orderly fashion. Said attendant(s) shall be onsite at all times when the surface parking spaces are used in a tandem formation.
- (c) Any existing, legally established, permanent surface parking lot (paved with concrete or asphalt) shall not be required to comply with the following requirements, until such time a change of use, major renovation, or new construction of the surface parking lot occurs. For new construction, building additions, and/or major renovation of a site that contains such parking, the Public Realm Zone requirements shall be met (refer to sec. 27-182).

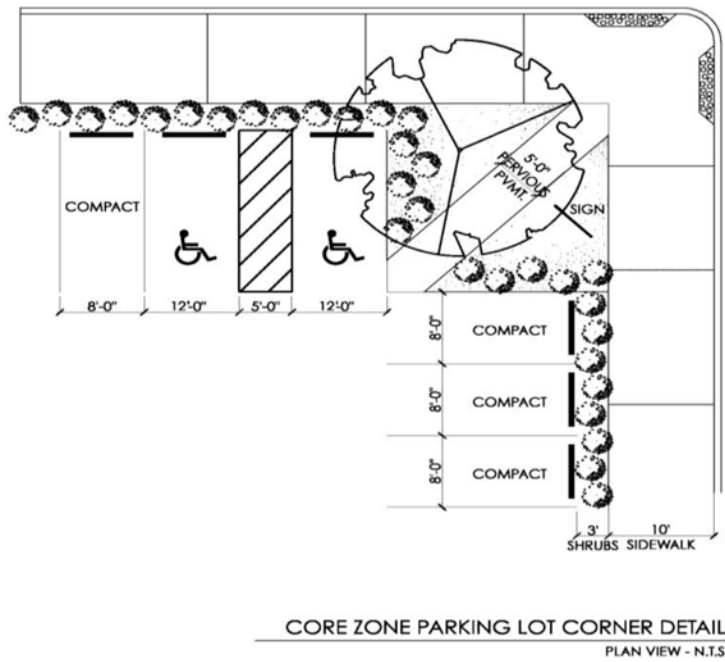
Graphic 18.2a:



Graphic 18.2b:



Graphic 18.2c:



Graphic 18.2f:

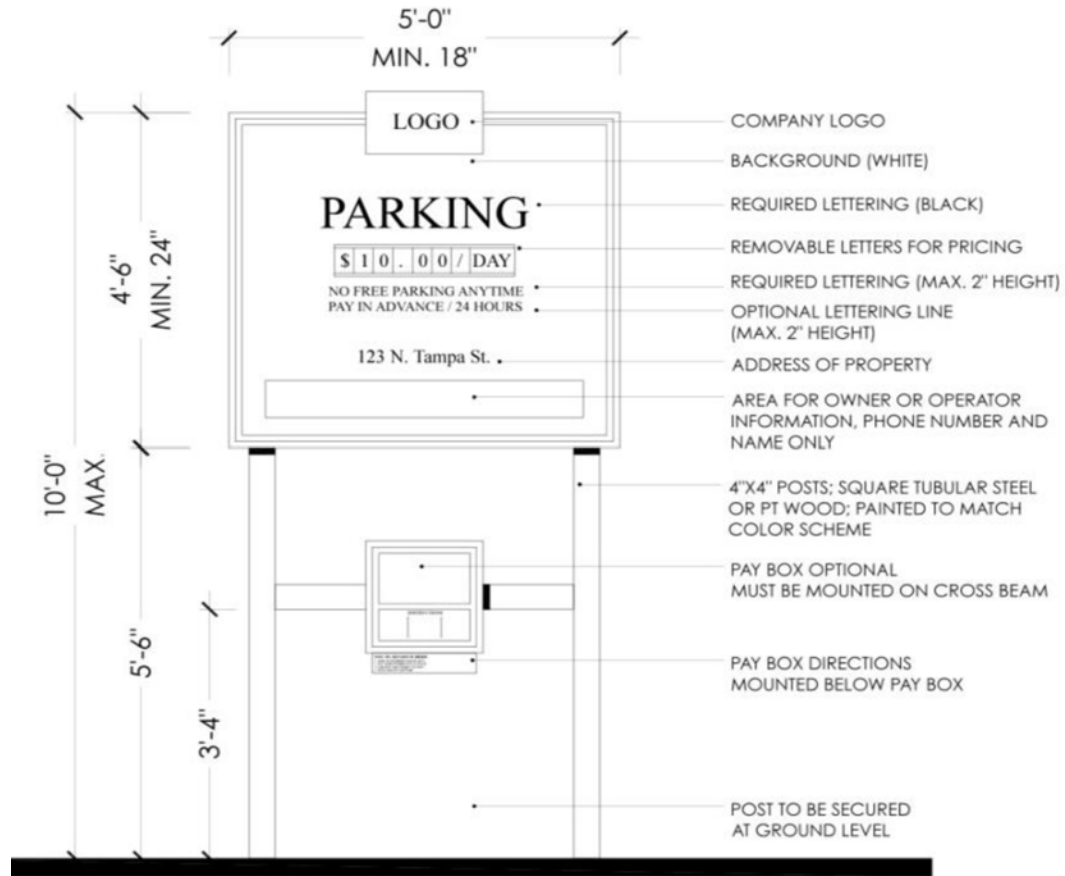


TABLE 185.1 OFF-STREET SURFACE PARKING DESIGN STANDARDS		
REQUIREMENT	PARKING ZONES	
	CORE - All Streets	NORTH/SOUTH - All Streets [1]
REQUIRED LANDSCAPE [1]		
Perimeter		GRAPHIC 185.1c
		<i>Landscape buffer:</i>
		Option 1:
		a. 3'W
	GRAPHICS 185.1a-185.1b	b. landscape islands for tree planting
	<i>Landscape buffer:</i>	i. Spaced at min 48' o.c. interval
	a. 3'W Min	ii. 8'x8' min. dimension
	b. Landscape islands for tree planting	c. Planting materials below
	i. Spaced at Min 48' o.c. interval	Option 2:
	ii. 8'x8' Min. dimension	a. 18"W Min
	c. Planting materials below	b. Landscape islands for tree planting (with bollards [5])
		i. Spaced at Min 48' o.c. interval
		ii. 8'x8' Min. dimension
		c. Install fence (<i>refer to Table 185.3</i>), planted w/vine at 10' o.c.
		d. Planting materials below; no shrubs required
<i>Planting materials:</i>	<i>Planting materials:</i>	

	a. Trees: Min. 4" caliper and placed at 48' o.c. (planted within landscape island)	a. Trees: Min. 4" caliper and placed at 48' o.c. (planted within landscape island)
	b. Shrubs: Min. 3-gal (24" HT x 18" spread) and placed at 3' o.c.	b. Shrubs: Min. 3-gal (24" HT x 18" spread) and placed at 3' o.c.
	c. Groundcover: Min. 1-gal and placed @ 15" o.c.	c. Groundcover: Min. 1-gal and placed @ 15" o.c.
Interior	N/A	N/A
PAVING, PARKING LOT, SPACE SURFACE		
Access aprons	COT Transportation Tech Manual	COT Transportation Tech Manual
Drive aisles	Per section 27-283.12(k) or accepted engineering standard	N/A
Parking stalls	a. Shall be delineated; wheel stops or bollards shall be used in cases where parking stalls cannot be marked or painted b. May remain unpaved, only with materials that remain dustless and durable	All parking stalls along the outside perimeter only shall be delineated with wheel stops or bollards
ADA	Per Florida Accessibility Code, as revised	
Pedestrian access	a. Paved with ADA accessible material b. Must provide connection from parking area to all adjacent public sidewalks c. Placed on a diagonal through perimeter landscaped area on each corner of the lot and connecting to the public sidewalk	Pedestrian connection (paved with ADA accessible material) from parking area to public sidewalks with spacing at no less than 100 LF

TABLE 185.1 OFF-STREET SURFACE PARKING DESIGN STANDARDS (continued)		
Requirement	Parking Districts	
	Core - All Streets	North/South - All Streets
LIGHTING [3] ALL ZONES - ALL STREETS		
Required illumination for Surface parking		
Horizontal	minimum 3 fc on pavement	N/A
Vertical	.3 fc at 5' above ground	N/A
SIGNAGE [4] ALL ZONES - ALL STREETS (GRAPHIC 185.1d)		
Minimum setback	0', however visibility standards must be met pursuant to section 27-283.5	
Maximum height	10'	
Maximum copy area	24 SF per street face	
Minimum display requirements [4]	<ul style="list-style-type: none"> • If fee is collected/paid, the cost of parking shall be stated within sign copy area; lettering to be a minimum 6" in height 	
	<ul style="list-style-type: none"> • Name and contact information (phone number and address) for contact person shall be stated within the copy area; lettering to be a minimum of 3" in height 	
	<ul style="list-style-type: none"> • Physical address of the parking lot shall be stated within the sign copy area; lettering to be a minimum 3" in height 	
TABLE 185.1 NOTES		
[1] All tree and landscape planting, preservation/protection, and removal shall adhere to Tree and Landscape Technical Manual and article VI, division 4, of this chapter.		
[2] Trees may be planted within public right-of-way immediately adjacent to the subject property in lieu of on-site plantings, due to physical constraints of the land, subject to city Tree and Landscape Technical Manual and execution of a streetscape maintenance agreement according to section 27-181.6.		
[3] Where onsite lighting is not required but is provided, said lighting must be maintained in a manner to provide a safe parking and pedestrian environment, in accordance with the lighting standards above.		
[4] Sign copy shall be legible and neat in appearance and shall not be handwritten or hand marked.		
[5] Bollards shall meet standard set forth in Table 182.1D.		

[6] Irrigation shall adhere to the standards set forth on section 27-284.3.2.

[7] All surface parking lots in the North and South Parking Zones, permitted as accessory parking to a development/building, shall adhere to the Core Parking design standards and the applicable Public Realm Zone requirements for the adjacent Street Types.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2019-54, § 28, 4-18-2019; Ord. No. 2022-155, § 8, 9-1-2022)

Sec. 27-185.2. Parking compliance; options for alternative compliance.

(a) Developments, which are required to provide off-street parking in accordance with this subdivision, may opt to comply with the parking requirements through one (1) or a combination of the following options for alternative compliance:

(1) *Option 1*—Comply with section 27-184.

(2) *Option 2*—*Public realm improvement*:

- a. Design and install, in accordance with applicable City Code and procedures, parking facilities to be located within the public realm that are available for public use. These facilities may include parking within public right-of-way, or parking on private property, as long as this parking allows general public access (whether or not a usage fee is applied to public use of this parking). This parking may be provided for all or a portion of equivalent to the requirements of section 27-184.
- b. Equivalent parking facilities shall include provision of standard vehicle parking or any alternative transportation mode, in accordance with the standards set forth in section 27-185, Table 185.

(3) *Option 3*—*In-lieu parking payment*:

- a. Using the methodology below, calculate and provide an in-lieu payment to the central business district parking revenue trust fund, established by chapter 15 of this Code. All funds collected through the in-lieu payment process shall be utilized for the express purpose of capital improvement parking projects in the central business district.
- b. *Calculation of in-lieu parking payment.* The in-lieu payment shall be calculated in accordance with the following method/formula:

Total Assessed Value* of all land in CBD ÷ Total Land Area of all land in CBD (in sq. ft.) = Total Average Assessed Value per SF.

1. Total Average Assessed Value per SF × 144 SF** = In Lieu Rate (per Parking Space).

In Lieu Rate × Number of Parking Spaces not to be provided = Total Parking In Lieu Payment to be paid pursuant to this section.

* Assessed value of land according to current Hillsborough County Property Appraiser's records.

**144 SF = One (1) standard parking space (8'×18').

2. For all other renovation, rehabilitation or building improvement, the in-lieu parking payment space credit shall be calculated in accordance with the following formula:
- c. *Parking space credit conditions and rights.* The following conditions and rights apply to all parking space credits purchased through the in-lieu parking payment:
1. Parking space credit may be transferred only with the property that is legally desired on the parking space credit form. A restrictive covenant, in a form and with conditions approved by the city attorney, must be recorded with the clerk of the court.
 2. Parking space credit will continue to run with the land, regardless of change in use or redevelopment.
 3. Parking space credit may not be transferred to meet the parking requirements of buildings or structures on other property.
 4. It is the developer's responsibility to maintain a copy of the parking space credit and to provide the copy with the permit application whenever a new renovation, rehabilitation, building improvement or new construction is planned for the site.
 5. No money shall be refunded by the city for parking space credit.
- d. Request for reduction of the parking in-lieu fee shall be submitted as part of the design district review application. Prior to a decision being rendered on the design district review application, and any design alternatives requested therein, the applicant (petitioner) must petition for review, pursuant to section 27-61, if the parking in-lieu fee reduction is still sought. Following the disposition of the review petition for the parking in-lieu fee and any other design alternatives included therein, within five (5) working days, the planning and urban design manager or designee shall issue the detailed written determination for the project.
- (b) As an alternative to the options set forth in subsection (a) above, developments may complete and submit a parking demand study that demonstrates that development requires less parking (i.e. reduced parking demand). Applicants shall use a methodology consistent with industry-accepted best practices, which may include the ITE Parking Generation (5th Edition) or Urban Land Institute's Shared Parking (3rd Edition), as amended, and this methodology must receive approval of the zoning administrator or designee prior to submittal of the parking demand study.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016; Ord. No. 2020-166, § 28, 12-17-2020; Ord. No. 2022-155, § 9, 9-1-2022)

Sec. 27-185.3. Fence regulations.

- (a) *Applicability.* The requirements set forth herein shall apply to all fences built in the Center City District. The requirements are based on the location of each fence installation in one of the zones indicated on Map CBD 185. These are minimum standards, and if the applicant desires the quality of the fencing material may be upgraded, subject to city planning division design approval. All development shall comply with development standards set forth in Table 185.3 below:

Table 185.3

Zone 1	Maximum Height [3]	Material [3]
1a. Improved Property	Not allowed	Not allowed

Unimproved Property		
Screened fencing [1]	4 feet	Ornamental fence* [4]
Unscreened fencing	Not allowed	Not allowed
1b. Improved and unimproved property [1]	4 feet ** [5]	Ornamental fence* [4]
Zone 2 [2]		
Improved Property		
Screened Fencing	4 feet	Black Vinyl Chain Link
	4 feet	Ornamental fence* [4]
Unscreened Fencing	4 feet	Black Vinyl Chain Link
Unimproved property		
Screened fencing	4 feet	Black Vinyl Chain Link
	4 feet	Ornamental fence* [4]
Unscreened fencing	4 feet	Black Vinyl Chain Link
	4 feet** [5]	Ornamental fence* [4]
Zone 3 [2]		
Improved Property		
Screened Fencing	4 feet	Black Vinyl Chain Link
Unscreened Fencing	4 feet	Black Vinyl Chain Link
Unimproved		
Screened Fencing	4 feet** [5]	Black Vinyl Chain Link
Unscreened Fencing	4 feet** [5]	Black Vinyl Chain Link
NOTES:		
[1] Screened Fencing: Zone 1 shall consist of a five-foot wide (minimum) landscaped buffer between the property line and the fence. The landscape buffer shall consist of trees planted thirty (30) feet on center, shrubs at three (3) feet on center and ground cover at one foot on center. (The land development coordination shall designate plant material)		
[2] All other zones shall consist of a three-foot wide (minimum) shrub hedge between the property line and the fence. Shrubs placed three (3) feet on center and approved by the planning division.		

[3] The planning & urban design manager or designee may grant an alternative method of compliance with the required screening if there are site constraints existing on the property making it impractical to meet the above stated requirements or if there are visibility and safety concerns at intersections, per section 27-283.5.

[4] Ornamental fencing: Must utilize an acceptable ornamental fence manufacturer listed on the "City Approved List of Ornamental Fence Manufacturers" which list is on file in the office of the city clerk and is herein adopted by reference, or approved equals. The planning & urban design manager or designee shall review all fences for design appropriateness.

[5] Requests for fence height exceeding six (6) feet shall be and reviewed through the alternative design exception process.

NOTE: All chain link fences shall be black vinyl and have a top rail.

(Ord. No. 2016-79, § 1(Exh. A), 5-26-2016)

**Exhibit B: Text Amendment Summary Sheet
Amendment 23-12**

Section

Secs 27-91, 27-211, 27-231, 27-271, 27-330

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

Section 27-330 of the City Code states that, where there is a conflict with Chapter 27 of the code and other provisions of local ordinance or regulation, the higher standards will govern. Design guidelines for Tampa's local Historic Districts are established in Division 4, Article V of Chapter 27. However, the conflict language in Section 27-330 is not explicitly provided in the language relating to district guidelines nor in the establishment of the Historic Districts. Staff is recommending this language be added to the code to make it abundantly clear that, in the event of a conflict with the underlying land development code and the guidelines and requirements for the City's historic districts, the historic district requirements will govern. This change is consistent with the longstanding interpretation that Historic District requirements take precedence over the general zoning code.

Policy Objective & Interpretation

This amendment adds language to chapter 27 to clarify that where there is conflict in the code, the more restrictive standards apply.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

BLC

Sec. 27-91. Intent.

- (a) 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 to manage growth.
- (b) As a regulatory tool, the Ybor City Historic District will assist in the revitalization efforts directed toward Ybor City. These efforts are set out in the Community Redevelopment Plan for the Ybor City Community Redevelopment Area of 1988. It will establish a regulatory framework within which appropriate uses of land will be encouraged. It will allow a compatible mix of residential, commercial, light industrial and public uses, which will strengthen Ybor City's local and regional identity. The character, architectural style and historic value of property will be protected from repairs and construction of inferior quality and appearance and from alterations that are incompatible with their preservation. These elements will be further enhanced by maintaining a high quality of design in infill construction and other new development in the area. The district regulations will require adherence to high standards of landscaping, control of signs and the maintenance of property in both public and private ownership, the intent of this article being to stabilize and strengthen the district's rehabilitation efforts, to protect the value of the buildings therein, and to preserve this irreplaceable area of historical significance for the benefit and enjoyment of future generations.
- (c) In the event of a conflict between the Ybor City Historic District Design Guideline standards and the provisions of this chapter, the more restrictive standards shall apply.

ARC

Sec. 27-111. Intent and declaration of public policy.

- (a) The purpose of this article is to preserve, promote, and improve the historic landmarks and districts of the city for the educational, cultural, economic and general welfare of the public; to protect and review changes to these landmarks and districts which have a distinctive character or a special historic, architectural, aesthetic or cultural value to this city, state and nation; to safeguard the heritage of this city by preserving and regulating its historic buildings, historic sites, archaeological sites, monuments, structures, neighborhoods and areas which reflect elements of the city's cultural, social, economic, political, and architectural history; to preserve and enhance the environmental quality and safety of these landmarks and districts; to strengthen the city's economic base and to

stimulate the tourist industry; to establish, stabilize and improve property values; to foster economic development and to manage growth.

- (b) The city council finds that the city has played an important role in the development of the state and that this history is shown today through archaeological sites and through buildings and areas representing the activities as a port, an industrial center, and a resort and through sites, buildings and neighborhoods representing the persons who live and work or have lived and worked in the city during its first one hundred fifty (150) years. The council finds that the distinctive and significant character of the city can only be maintained by protecting and enhancing its historic, architectural, aesthetic, and cultural heritage and by preventing unnecessary injury or destruction of its landmarks and historic districts which are community assets. The council finds that the federal and state governments have passed laws to protect and preserve landmarks and historic districts.
- (c) The city council finds that this article benefits all the residents of the city and all the owners of property and declares as a matter of public policy that the preservation protection and use of landmarks and historic districts are a public necessity because of their character and their value as visible reminders of the history and heritage of this city, state, and nation. The council declares as a matter of public policy that this article is required in the interest of the health, prosperity, safety, welfare, and economic well-being of the people. The designation and preservation of landmarks and landmark sites wherever located and of buildings and structures within any historic district and the control of the erection, alteration, addition, repair, removal, or demolition of new or existing buildings or structures, signs and any such facilities or appurtenances thereto to ensure perpetuation of its historic character is hereby designated to be a public purpose.
- (d) As a regulatory tool, this article will protect the character, architectural style, and historic value of designated property from alterations that are incompatible with their preservation and from repairs and construction of inferior quality and appearance. These elements will be further enhanced by maintaining a high quality of design in infill construction and other new development in historic districts. One (1) of the purposes of this article is to provide the tools to encourage appropriate new development and appropriate growth in historic districts. In considering new construction, the Architectural Review Commission shall encourage design which is harmonious with the character of the designated historic districts and landmarks. The landmark and district regulations will require adherence to high standards of landscaping, control of signs, and the maintenance of property in both public and private ownership. The intent of this article is to stabilize and strengthen designated landmarks and districts and to preserve these irreplaceable properties of historical significance for the benefit and enjoyment of future generations.
- (e) In the event of a conflict between the Historic District Design Guideline standards for the respective historic district in which the property is located and the provisions of this chapter, the more restrictive standards shall apply.

Sec. 27-231. Intent and declaration of public policy.

- (a) The purpose of an overlay district is to allow for the application of specific regulations to a distinct geographic area. The geographic area warrants special consideration due to a unique situation or practical difficulties resulting from the historic development pattern. Existing conditions and development are such that it is impractical to comply with underlying district regulations without causing substantial hardship to the public good.
- (b) The overlay district concept is discussed in the Comprehensive Plan as a method of preserving the character of an area. It will encourage development to occur that is compatible with the existing scale and pattern of surrounding properties.
- (c) The effect of an overlay district will be to encourage property development which will maintain the unique characteristics of the area.
- (d) It is the intent of this article to provide an instrument for establishing different types of overlay districts.
- (e) In the event of a conflict between the specific overlay standards for a distinct geographic area in which a property is located and the provisions of this chapter, the more restrictive standards shall apply.

Historic Preservation\Design Standard (Historic Guidelines adopted)

Sec. 27-271. Authority to establish.

The various chapters of the City Code provide the official with authority to establish and publish technical standards for use in implementing those land development regulations. Those technical standards are filed with the city clerk and available to the public pursuant to the provisions of each land development code. In the event of a conflict between the specific technical standards for a distinct historic preservation district in which a property is located and the provisions of this chapter, the more restrictive standards shall apply.

Legal Status

Sec. 27-330. Conflict with other laws.

When provisions of this chapter impose higher standards than are required in any other statute or local ordinance or regulation, provisions of this chapter shall govern. When the provisions of any other statute or local ordinance or regulation impose higher standards than are required by the provisions of this chapter, the provisions of that statute or local ordinance or regulation shall govern. In the event of a conflict between the specific technical standards for a distinct historic preservation district or geographic overlay area, and the provisions of this chapter, the more restrictive standards shall apply.

**Exhibit C: Text Amendment Summary Sheet
Amendment 23-13**

Section

Secs 27-150

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

The Comprehensive Plan establishes the maximum density and intensity of development in the City and enables the more specific regulations set in the Land Development Code. Pursuant to state law, all rezonings must be consistent with the Comprehensive Plan. From time to time, applicants will submit rezoning applications that are not consistent with the Comprehensive Plan, with the intent of pursuing a Comprehensive Plan amendment (CPA) on the site concurrently with the processing of the rezoning. In these situations, staff reviews the application in good faith under the assumption that the Comprehensive Plan amendment must be heard and approved prior to City Council acting on the rezoning. The code does not provide direction as to the disposition of a pending rezoning application when a companion Comprehensive Plan amendment is denied. This amendment seeks to trigger an automatic withdrawal of a rezoning ordinance when a companion Comprehensive Plan amendment is not approved.

Policy Objective & Interpretation

This amendment seeks to add language specifying that a rezoning ordinance is deemed automatically withdrawn when a CPA is not approved.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

Sec. 27-150. Final decision by city council and withdrawal of application.

- (a) *Appearance by applicant.* The applicant or his authorized agent shall appear in support of his application at the public hearing. Failure to so appear, absent good cause shown, may be grounds for considering the application withdrawn pursuant to subsection (c) below.
- (b) *Effect of denial of application.* Denial of rezoning applications by the city council, filed under this section, shall preclude consideration of other rezoning applications for the same zoning classification sought by the denied application involving the same lands or any portion thereof for a period of twelve (12) months from the date of denial of the previous application. However, upon written application to the land development coordination office, the zoning administrator shall consider a request to waive the twelve-month period if in the determination of the zoning administrator the applicant demonstrates:
 - (1) A specific or comprehensive amendment to the adopted land use plan became a law subsequent to the certification of the denied application for rezoning; and the amendment has the effect of altering the land use plan so as to allow for favorable reconsideration of the application; or
 - (2) The new site plan rezoning request has adequately addressed the grounds for denial identified during the public hearing.

Upon affirmative determination, the applicant may file a new application with the land development coordination office, subject to the current filing schedule as set by the zoning administrator.

- (c) *Withdrawal of application.* An applicant, upon written notice to land development coordination and the city clerk, may withdraw his application at any time; provided however, if the request for withdrawal is received after notice of hearing has been provided pursuant to section 27-149, no application for the reclassification of all or any part of the land which is the subject of the application shall be allowed for six (6) months following the date of receipt of the notice of withdrawal.
- (d) *Withdrawal of Zoning Application when related to Comprehensive Plan Amendment Application. A rezoning application that is contingent on a request to amend the comprehensive plan shall be deemed withdrawn and of no further effect where the requested amendment to the comprehensive plan is denied by the City Council. No further proceeding or action by Council shall be required.*
- (e) *Refiling.* Where an applicant filing an application for rezoning property fails to perfect his application by not filing the affidavit on time or otherwise fails to perfect the notice or site plan requirements set forth in this chapter, so that the petitioner may not be heard at the scheduled public hearing, and any of the foregoing acts or omissions occur for two (2) consecutive public hearings scheduled for the subject petition, then no new or amended application involving the same property may be heard for a minimum period of six (6) months from the date of the last public hearing, specifically scheduled for that petition and/or property.

**Exhibit D: Text Amendment Summary Sheet
Amendment 23-14**

Section

27-21 "Consistency Matrix, Table 4-2, footnote in row 3

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

This is a cleanup and updating of text to reference the most currently adopted documents. Using the term "Comprehensive Plan" without any numerical or year identifiers avoids the need to update the LDC every time a new comprehensive plan is adopted.

Policy Objective & Interpretation

Row 3 of the footnotes section in the consistency matrix references the "2015 Comprehensive Plan," which is no longer in effect. The language would be modified to the "adopted Comprehensive Plan" as it does elsewhere in the code.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

**Exhibit E: Text Amendment Summary Sheet
Amendment 23-15**

Section

27-287.25. "Enforcement authority; penalties; remedies."

19-58 "Unlawful to allow a dangerous tree to remain on property."

Amendment Cycle

July 2023

Originator & Contact Information

Eric Cotton, Zoning Administrator

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Purpose and Background

Currently, Neighborhood Enhancement is the entity within the City of Tampa government that is granted authority to issue a citation for a dangerous tree, as determined by Natural Resources staff. This amendment will allow for the Natural Resources staff within the Development & Growth Management Department, primarily the Construction Services Team, to issue citations directly.

Policy Objective & Interpretation

Adding the language to Chapter 27 will streamline the process and reduce delay in removal of dangerous trees.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

Sec. 27-287.25. Enforcement authority; penalties; remedies.

- (a) *Authority.* The natural resources coordinator shall have the power and duty to enforce all provisions of this division. Any action taken by the natural resources coordinator or designee, pursuant to this division, to enforce any section hereof, shall be in addition to other penalties and remedies provided elsewhere by ordinance or law.
- (b) *Penalties, generally.* Any person who violates ("violation") the provisions of this division may be subject to penalties set forth in section 1-6, or the procedures described in chapter 9 of the City Code, or any other legal process determined to be necessary and appropriate by the natural resources coordinator with consultation from the city attorney.
- (c) *Permit revocation.* A permit may be revoked as follows:
 - (1) The natural resources coordinator is authorized to suspend or revoke a permit issued under the provisions of this division, wherever the permit is issued in error or on the basis of incorrect, inaccurate, incomplete, or false or misrepresented information, or in violation of any ordinance or regulation or any provisions of this division. All permits issued under this division may be suspended or revoked by the city, at any stage of the work, upon the following grounds:
 - a. The permit was issued by mistake of law or fact;
 - b. The permit is for work which violates the provisions of this division;
 - c. The permit was issued upon any false statement or misrepresentation as to the material fact in the application or plans on which the permit or approval was based by the applicant;
 - d. The permit violates any ordinance of the city or any state or federal law, rule or regulation;
 - e. The work is not being performed in accordance with the provisions of this division;
 - f. The certificate of competency, upon which said permit was issued to the permittee, has become invalid by reason of expiration, suspension, revocation, or otherwise;
 - g. The work is not being performed under the supervision of the holder of the certificate upon which the same was issued;
 - h. The work is not being done in accordance with the terms of the permit, the plans or the application upon which the same was issued; or
 - i. Payment of the permit fee was not satisfactorily completed, due to insufficient funds or any other reason.
 - (2) The city shall issue and serve upon the permit holder written notice of such suspension or revocation and include the grounds for such decision. It shall be unlawful for the permit holder or any other person with knowledge of such suspension or revocation to continue such work thereafter, unless said permit is reinstated by the natural resources coordinator, or a new permit is issued.
- (d) *Stop work orders.* Stop work orders may be issued as follows:

- (1) *Generally.* The natural resources coordinator shall have the authority to issue all necessary notices or orders to ensure compliance with this Code.
 - a. Whenever the natural resources coordinator finds any work regulated by this division being performed in a manner either contrary to the code provisions or in a dangerous or unsafe manner, the natural resources coordinator is authorized to issue a stop work order, and such work shall cease immediately.
 - b. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
 - (2) *Unlawful continuance.* Any person who actively continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.
 - (3) *Emergency stop.* Where an emergency exists, oral notice by the natural resources coordinator or designee to the owner of the property or the authorized agent/entity performing the work shall be sufficient to require the work to immediately cease.
- (e) *Other penalties.* In addition to penalties stated in subsection (b) above, the natural resources coordinator may take any necessary actions to enforce the provisions of this division, including:
- (1) *Protected trees.*
 - a. Assess a triple permit fee for any work performed in violation of this division, which does not cause irreparable or irreversible damage to the subject tree(s). The triple permit fee shall be applied to each protected tree affected by such work;
 - b. Assess a triple permit fee and impose applicable tree mitigation (replacement or contribution), pursuant to section 27-284.4.1, for any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s) of any protected species of palm or ornamental tree. The triple permit fee and tree mitigation shall be applied to each protected tree affected by such work;
 - c. Assess a triple permit fee and impose applicable tree mitigation (replacement or contribution), pursuant to section 27-284.4.1, for any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s) of any protected shade or conifer species. Additionally, the natural resources coordinator may schedule the violator(s), with provision of required notice for due process purposes, for a hearing before a code enforcement special magistrate, pursuant to procedures set forth in chapter 9, subject to the following:
 1. Imposition of tree mitigation for each subject tree, pursuant to section 27-284.4.1; and,

2. Imposition of requirement to provide tree replacement, on the subject property, of one (1) three-inch caliper tree per affected tree, from the same tree shape and type grouping on the City Tree Matrix, or equivalent trade-off as set forth in section 27-284.3.2.
3. Imposition of a fine, to the maximum extent of state law, for each subject tree.

The magistrate shall consider the following factors in determining the amount of the fine:

- i. The gravity of the violation;
- ii. Any actions taken by the violator to correct the violation; and
- iii. Any previous violations committed by the violator.

(2) *Grand trees.*

- a. Assess a triple permit fee for any work performed in violation of this division, which does not cause irreparable or irreversible damage to the subject tree(s). The triple permit fee shall be applied to each grand tree affected by such work.
- b. Any work performed in violation of this division, which causes irreparable or irreversible damage to the subject tree(s), the natural resources coordinator may schedule the violator(s), with provision of required notice for due process purposes, for a hearing before a code enforcement special magistrate, pursuant to procedures set forth in chapter 9, and subject to the following:
 1. Imposition of tree mitigation for each subject tree, pursuant to section 27-284.4.1, to be paid to the applicable Planning District tree trust fund;
 2. Imposition of requirement to provide tree replacement, on the subject property, of three (3) three-inch caliper trees, per affected tree, from the same Tree Shape and Type grouping on the City Tree Matrix, or equivalent trade-off, as set forth in section 27-284.3.2; and
 3. Imposition of a fine, to the maximum extent of state law, for each affected tree. The magistrate shall consider the following factors in determining the amount of the fine:
 - i. The gravity of the violation;
 - ii. Any actions taken by the violator to correct the violation; and
 - iii. Any previous violations committed by the violator.
- c. In cases where only a tree stump remains, the natural resources coordinator or designee shall refer to current "Volume Prediction from Stump Diameter and Stump Height," published by the United States Department of Agriculture, Forest Service, to determine DBH of tree, and shall provide the results to the magistrate as part of the hearing record. If the stump is no longer present on the site, the natural resources coordinator or designee shall consult with the planning and urban design manager and refer to high-resolution aerial photography, satellite imagery, or similar imagery, to

determine the approximate crown spread and crown footprint, and provide those results to the magistrate as part of the hearing record.

- d. As applicable, if the violator(s) is (are) not subjected to the special magistrate process, the mitigation and replacement requirements set forth in subsections b.1. and b.2. shall be imposed by the natural resources coordinator.

(3) Unlawful to allow a dangerous tree to remain on property.

- a. It is unlawful for a property owner to allow any tree, or any part thereof, to remain on the property, that has been evaluated and deemed "dangerous," as defined in Chapter 27, by the natural resources coordinator, urban forestry coordinator, or respective designee(s).
- b. When a property owner has been issued a notice of violation for a dangerous tree under this section, and the cause of the condition rendering the tree "dangerous" is not a result of a violation of Chapter 27, Article VI, Division 4, the tree removal permit requirements set forth therein, will be waived, and the notice of violation will act as the permit.

Section 27-43. Definitions:

Dangerous tree: Any tree that rates "severe" (D9 or worse) for failure potential with a "constant-use" for target rating on the city's tree condition and risk evaluation form (refer to section 27-284.1.1(d)), relative to its location, species, condition, risk assessment, and size.

**Exhibit F: Text Amendment Summary Sheet
Amendment 23-16**

Section

27.283.11 "Vehicle Parking"

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

The code was amended in August 2022 to allow for the parking of commercial vehicles on residential lots and in the right-of-way directly in front of the residence of the driver. The unintended consequence has been a rise in complaints about tow trucks, wreckers and semi-truck cabs being parked on local streets.

Policy Objective & Interpretation

Amending the language to limit the size, height, width, and weight of commercial vehicles in residential areas, which in turn will support safer streets and further the goals on the City in relationship to Vision Zero.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

There were no questions about this amendment.

Sec. 27-283.11. Vehicle parking.

- (a) *Recreation vehicles and private pleasure craft.* Any owner of recreation vehicles and private pleasure craft may park or store such equipment on private residential property subject to the following conditions:
- (1) At no time shall such recreation vehicles or crafts be occupied or used for living, sleeping or housekeeping purposes.
 - (2) Parking is permitted anywhere on a lot for loading and unloading purposes for a period not exceeding twenty-four (24) hours.
 - (3) At no time shall recreation vehicles be connected to any utility service.
 - (4) Parking is not permitted within a waterfront yard except for boats when provisions have been made to place the boat directly into the water from its place of parking.
 - (5) a. If such recreation vehicle or craft is parked or stored outside of an enclosed garage, it may be parked in any rear, side or corner yards; however, no more than one-third ($\frac{1}{3}$) of the recreation vehicle or craft shall extend past the front facade of the house, excluding the porch or any architectural feature. Such recreation vehicle or craft, including any trailers or equipment used to transport same, may be parked or stored a minimum of zero (0) feet from the side or rear property lines, and shall comply with the corner yard setback of the underlying zoning district.
 - b. If it is not possible to park a recreation vehicle or craft in accordance with the provisions of subsection (5)a. above due to the existence of a tree or other natural feature or existing structural or mechanical equipment as shown on a sealed survey, then it shall be permissible to park such recreation vehicle or craft in the front yard, subject to the following limitations:
 1. The recreation vehicle or craft (including any trailer or equipment to transport the same) shall be setback ten (10) feet from the front property line.
 2. No recreation vehicle or craft shall be parked in a location in the front yard that causes a sight obstruction to any pedestrian or operator of any motor vehicle by either materially impeding or obstructing the visibility of oncoming traffic or the visibility of a lawfully placed traffic control device. In accordance with section 27-283.5, visibility at intersections.
 3. No more than one (1) recreation vehicle (including private pleasure crafts) shall be parked in the front yard.
 4. The recreation vehicle or private pleasure crafts may only be parked within the front yard on an existing driveway area which was designed and intended to provide ingress and egress of vehicular traffic from the street.
 5. The height limitation on recreation vehicles and crafts shall be ten (10) feet and the length limitation shall be twenty-six (26) feet. Height shall be measured from the highest

point of the vehicle or craft to the lowest point of the vehicle or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof). Length shall be measured from the longest distance from the front of the vehicle or craft to the back or end of the vehicle or craft, including all antennas, extensions, appurtenances and trailers (and extensions thereof).

- c. The VRB, ARC OR BLC, as applicable, is authorized to vary the limitations set forth in subsections b.1, b.3., b.4., and b.5. above in accordance with the criteria set forth in section 27-80, 27-96 or 27-114, as applicable; however, the limitation set forth in subsection b.2. may not be varied.
- (6) If a craft is parked or stored outside of an enclosed garage, it shall be located on a trailer with tires, and if a recreation vehicle is parked or stored outside of an enclosed garage, it shall be on wheels.
- (7) All recreation vehicles, crafts and trailers parked anywhere on residential property shall be licensed in accordance with all laws of the State of Florida.
- (b) *Commercial equipment in residential districts.* The parking of commercial equipment in any residential district is prohibited. Temporary parking of commercial equipment (including vehicles) is only permitted in a residential district when: (1) the commercial equipment is being used to provide goods or services to a customer who resides in the residential district; or (2) the commercial equipment is parked on or adjacent to the property where the driver of the commercial equipment resides, provided the commercial equipment does not exceed 9' feet in width, × 22-feet in length, 10 feet in height, and 10,000 pounds gross vehicle weight. Parking of commercial equipment is permitted within any entirely enclosed structure which meets the regulatory requirements for the applicable zoning district. This section does not apply to personal vehicles.
- (c) *Commercial equipment in office and commercial districts.* The parking of commercial equipment in the office, CN and CG districts is limited to two (2) commercial vehicles per establishment. The maximum size of the vehicles shall be ~~standard van or one-ton pickup truck~~ 9 feet in width, 22 feet in length, 10 feet in height, and 10,000 pounds gross vehicle weight.

(Ord. No. 2020-166, § 43, 12-17-2020; Ord. No. 2022-135, § 2, 8-25-2022)

Cross reference(s)—Parking, Ch. 15.

Draft dated 9/27/23

**Exhibit G: Text Amendment Summary Sheet
Amendment 23-17**

Section

27-149 “Public notice requirements for land development decisions and text amendments to the Land Development Code”

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background

Development Coordination presented proposed changes to City Council to improve neighborhood notice based on input from THAN.

Policy Objective & Interpretation

Amend the language to expand the notice area from 250 to 300 feet and to require a notice of filing for hearings before City Council.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

Q: Will this apply citywide, or just within certain Overlay or Special Districts?

A: This will apply citywide.

Section 1.

Sec. 27-43. - Definitions.

Aggrieved person or person aggrieved: An applicant or any owner of property within ~~two hundred fifty (250)~~ three hundred (300) feet of the subject parcel.

Section 2.

Sec. 27-149. Public notice requirements for land development decisions and text amendments to the Land Development Code.

- (a) *Public notice generally.* For the purposes of compliance with public notice requirements, the statutory notice requirements set forth in this section are required in order to ensure a valid final action on land development decisions. However, the City of Tampa recognizes the importance of community involvement in land development decisions for which notice is not required pursuant to Florida Statutes. In an attempt to facilitate such involvement, and to provide courtesy notification of land development decisions to property owners and residents in affected areas of the City of Tampa, and to other interested parties and organizations, it is the intent of the section to provide a process for supplemental notice. The failure to provide this supplemental notice required herein shall not be construed to invalidate any final action on a land development decision, if discovered after final action has been taken.
- (b) *Statutory notice.* Statutory public notice for all land development decisions and for text amendments to the Land Development Code, as defined in this chapter, shall be provided for by the City of Tampa in compliance with the requirements of applicable Florida Statutes, including, but not limited to, Section 166.041 and the requirements of the City of Tampa Charter for the matter to be approved. All public hearings will be scheduled in a manner consistent with Tampa City Council Rules of Procedure and any other applicable provision of City of Tampa Code of Ordinances. If there is ever a conflict between City of Tampa Code of Ordinances and applicable Florida Statutes relative to notice, the provisions of Florida Statutes shall prevail and apply, including all publication requirements. The city council may, by resolution, adopt a schedule of fees to be paid in connection with providing statutory notice.
- (c) *Supplemental notice.* Supplemental public notice shall be provided for all land development decisions as provided for below, unless another provision of City of Tampa Code of Ordinance provides for different supplemental notice requirements. For the purposes of this subsection, the term "applicant" shall also include the "petitioner" in a review proceeding. If the city is pursuing the land development decision, then the city shall be deemed the "applicant." If two (2) public hearings are required, then supplemental notice must be provided prior to the first public hearing.
- (1) *Notice of filing application for rezoning, Special Use 2, and Special Use 2 – Alcoholic Beverage.* The applicant shall send the required mailed notice of filing of application for a rezoning, Special Use 2, and Special Use 2 – Alcoholic Beverage not less than fifteen (15) days after the date of acceptance of the application by staff. The notice shall identify the

physical address of the subject property; the phone number, address, and email address (if available) of the applicant; the application number as assigned by the City; and a description of the land development decision requested including type of application, information on how to view a digital copy of the complete application, including, where applicable, the proposed site plan, the digital barcode linking to the development application map, and other information as required by the city.

- (2) Mailed notice of public hearing. The applicant shall send the required mailed notice of public hearing not less than thirty (30) days prior to the date of the public hearing on which the application is scheduled. The notice shall identify the physical address of the subject property; the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the phone number, address, and email address (if available) of the applicant; the application number as assigned by the City; and a description of the land development decision requested including type of application, ~~nature or degree of request and potential uses,~~ information on how to view a digital copy of the complete application, including, where applicable, the proposed site plan, the digital barcode linking to the development application map maintained by the city, and other information as required by the city.
- a. *Property owner.* If the property owner for the land development decision is not the applicant, then the applicant shall mail notice of filing of application and notice of public hearing to the property owner as listed in the most current ad valorem tax rolls. This notice shall be mailed by "certificate of mailing" through the United States Post Office to the property owner to the mailing address listed for the property owner, on the most current ad valorem tax rolls (per subsection 27-149(c)(3)(b) below).
 - b. *Good Neighbor Notice for Participating neighbors.* The applicant shall mail notice of filing of application and notice of public hearing to each owner of real property located within ~~two hundred fifty (250)~~ three hundred (300) feet of the subject property in all directions from the subject property line, including roads or streets, as listed in the most current ad valorem tax rolls ("participating neighbors"). This notice shall be mailed by "certificate of mailing" through the United States Post Office to the participating neighbors. Notice shall be mailed to the mailing address listed, if available, for the participating neighbors on the most current ad valorem tax rolls (per subsection 27-149(c)(~~34~~)(b) below).
 - c. *Good neighbor notice for participating organizations.*
 - i. The applicant shall mail good neighbor notice of filing application and notice of public hearing to all participating organizations registered within the neighborhood area in which the subject property is located. This notice shall be mailed by "certificate of mailing" through the United States Post Office to the address of the authorized representative of the participating organization.
 - ii. To receive good neighbor notice as a participating organization, an organization shall provide at a minimum, in a format provided by the city, the name, mailing address, telephone number and electronic mail address (if available) of its authorized representative(s) and identify the neighborhood area(s) for which the participating

organization is requesting to receive good neighbor notice. Upon request of the city, a participating organization shall provide information showing that it qualifies as a participating organization, as defined in section 27-43.

- iii. Registration as a participating organization shall be updated on an annual basis as of October 1 of each year. In order to ensure that good neighbor notice is provided pursuant to this section, a participating organization has an obligation to update the information that the city has on file for its authorized representative.

(3) *Posted notice.*

- a. The applicant shall post notice of the public hearing on a sign located on or near the front of the subject property, adjacent to and visible from the street or public right of way and not within a building or obstructed by any site feature, not less than thirty (30) calendar days and not more than sixty (60) calendar days prior to the public hearing. If the property maintains two (2) or more street frontages, at least one (1) sign must be posted per property frontage.
 - b. The sign, which may be metal or other substance in a format provided by the city, must be at least eighteen (18) inches by twenty-four (24) inches upon which shall appear and must identify the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the application number as assigned by the City; ~~the nature or degree of the request~~ including type of application and potential uses (e.g. rezoning, special use, variance, etc.); and digital barcode linking to the development application map maintained by the city.
- (3)** **(4)** *Affidavit of compliance with supplemental notice requirements.* The applicant shall file proof that the supplemental notice requirements have been met by filing an affidavit of compliance with the city clerk or other appropriate official if specifically identified in this chapter on a form of affidavit provided by the city, and may be submitted electronically. The affidavit of compliance (which includes the affidavit along with the required documents) shall be filed with the city clerk or other applicable city official, not less than fifteen (15) calendar days prior to the scheduled public hearing, or by the date specified in any section herein with regard to a written decision review period. The affidavit of compliance shall state that the applicant has complied with all applicable supplemental notice requirements. The following documents shall be attached to the affidavit of compliance:
- a. The certificate of mailing to the property owner and/or participating neighbors;
 - b. The ad valorem tax rolls used for providing notice to property owners shall be the most current tax roll, certified by the Hillsborough County Property Appraiser's office, so long as the list has been produced no more than ninety (90) calendar days prior to the date of the submittal of the affidavit of compliance;
 - c. A copy of the mailed notice letter;

- d. Two (2) photographs of each posted sign - one which clearly shows the language on the posted sign and one (1) photograph which clearly shows the location where the sign is posted on the subject property; and
 - e. The list of participating organizations that were provided good neighbor notice, including the mailing address and authorized representative.
- (4) (5) *Failure to perfect supplemental notice.*
- a. Filing of application-related supplemental notice. If the applicant fails to provide supplemental notice in accordance with this section not less than fifteen (15) days after the date of acceptance of the application by staff, or if the applicant fails to timely file the complete affidavit of compliance, then the public hearing shall not be set until applicant has complied with the filing of application-related notice requirements.
 - b. *Public hearing-related supplemental notice.* If the applicant fails to provide supplemental notice in accordance with this section prior to the public hearing for the land development decision, or if the applicant fails to timely file the complete affidavit of compliance, then the public hearing shall be cancelled and reset as a new application, pursuant to the applicable scheduling procedure, to allow compliance with the notice requirements.
 - b-c. *Written administrative determination-related supplemental notice.* If the applicant fails to provide supplemental notice in accordance with this section, or if the applicant fails to file the complete affidavit of compliance, then the written administrative determination shall not be issued, until the applicant perfects the supplemental notice and related application process timeframes (i.e. open record period), as required by this section.
- (5) (6) *Public notice for continued public hearings and amended applications.*
- a. *Continued public hearings.* Supplemental notice shall not be required for a public hearing that is continued by motion or lack of quorum after the date and time of the scheduled public hearing. However, city council may require the applicant to provide additional notice as a condition of granting a continuance request.
 - b. *Amended application for purposes of notice.* Before the public hearing, the application may be amended to correct an error or omission or to increase the legal boundary of the land, to add new uses and/or adds a more intense zoning district to the application. If this amendment requires re-advertisement of the notice of public hearing, the applicant shall pay an amendment fee, as established by resolution of the city council, to cover the cost and expenses as a result of the amendment at the time the amendment is filed. If notice was not perfected in accordance with this section the applicant shall be required to amend his application and pay an amendment fee. An amended application shall be rescheduled to a date that will provide for compliance with the statutory and supplemental notice requirements, provided pursuant to this section. The applicant shall be responsible for re-notification of the amended application.

- c. *Public hearings that are postponed due to a declared local state of emergency.* Where a local state of emergency is declared and a meeting is postponed as a result of the local state of emergency, items on the agenda that are set for a public hearing during the local state of emergency will be automatically continued to a time and date certain which, for purposes of continued items, will be the next regularly scheduled meeting of the council, board, or commission. The applicant will not need to provide additional notice for the new, continued public hearing date and time unless the council, board, or commission requires that additional notice be provided.

DRAFT

**Exhibit H: Text Amendment Summary Sheet
Amendment 23-18**

Section 27-19, Table 19-2- “Increase maximum height in CD-1 zoning from 60’ to 175’ to be consistent with CD-2 zoning.”

Amendment Cycle

July 2023

Originator & Contact Information

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Purpose and Background This amendment was the outcome of a council motion and subsequent staff workshop to examine the possibility of extending the Central Business District (CBD) boundary east to Channelside Drive. Due to recent changes to the bonus structure and comprehensive plan, recent projects in the Channel District match the scale and intensity of projects in the CBD. The council motion examined the feasibility of subsuming much of the Channel District zoning into the CBD zoning.

Policy Objective & Interpretation

Increase maximum height in CD-1 zoning from 60’ to 175’ to match CD-2 zoning. Due to recent changes in the CBD periphery bonus area, allowable densities in the Channel District have increased and the 60’ maximum height makes it impossible to build up to the current allowable density. Additionally, City Council routinely waives the 60’ height maximum in CD-1; this amendment will codify the development size and scale of projects approved after the density increase was enacted.

Public Involvement and Meeting Summary

A virtual public information meeting for this item was held on September 27, 2023.

Questions and Answers

Q: How does structure height affect setbacks in the Channel District?

A: In CD-2 zoning, for each ten (10) feet of building height above sixty (60) feet, the required yards shall be increased by a minimum of one (1) foot.

Q: How are infrastructure demands that come with increased density handled?

A: Infrastructure capacity and future infrastructure projects are aligned to support the maximum densities allowed by the Comprehensive Plan. Impact fees are also paid on a per unit basis.

Q: Is school capacity considered when approving new projects?

A: Yes. The Hillsborough County School Board is a reviewer on rezonings and projects greater than four units and will issue a consistency determination. Like all new residential units, school impact fees are assessed on a per unit basis to offset the impact to the school system. Additional mitigation like

providing land for new school sites is only required on very large projects like new master planned subdivisions. Additionally, Blake High School is the assigned school for the Channel District, and it is currently below capacity.

DRAFT

Sec. 27-199. Official schedule of dimensional regulations.

Except as otherwise specifically provided in this chapter, the minimum lot size and width, minimum required yards, mandatory yards, maximum height, and maximum density and F.A.R. shall be as shown in Table 19-2, Schedule of Dimensional Regulations.

Table 19-2

SCHEDULE OF DIMENSIONAL REGULATIONS

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard ^{1,5}		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	10—15 feet	10—15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Maximum Height (ft.)	60— <u>175</u> ³	175 ³
Maximum F.A.R.	3.5	3.5 ⁴
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Table 19-2 Notes:

¹ Front yards set at zero (0) feet for all other streets.

² Corner yards set at zero (0) feet for all other streets.

³ Building height may be considered above one hundred seventy-five (175) feet up to the maximum height as prescribed by the HCAA/FAA and as approved by city council. For each ten (10) feet of building height above sixty (60) feet, the required yards shall be increased by a minimum of one (1) foot.

⁴ Bonus density/intensity (FAR) considered above 3.5, pursuant to requirements of section 27-140, and as approved by city council.

⁵ Arcades may be set at zero (0) feet for any yard adjacent to a public street.

(Ord. No. 2016-58, § 5, 4-21-2016; Ord. No. 2022-156, § 2, 9-1-2022)

DRAFT