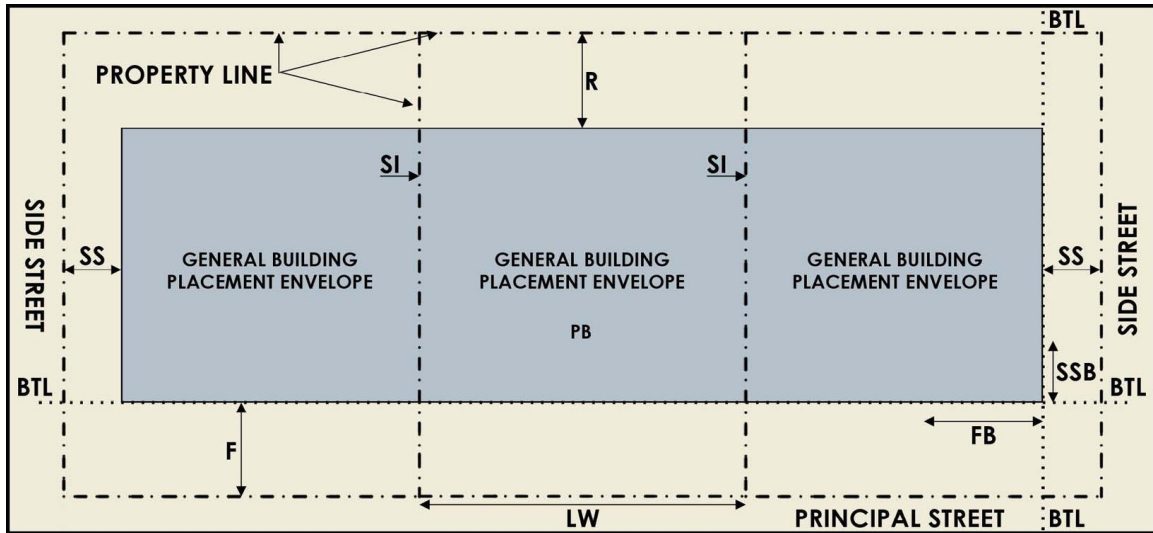


Sec. 27-211.6. Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) development.

- (a) Building placement, form, and layout standards: all development shall comply with development standards set forth below. Single-family detached residential shall adhere to the development standards of SH-RS. Semi-detached, attached, and two-family residential shall adhere to the development standards of SHRS-A. Multi-family residential shall adhere to the development standards of SH-RM. **Graphic 211.6a**



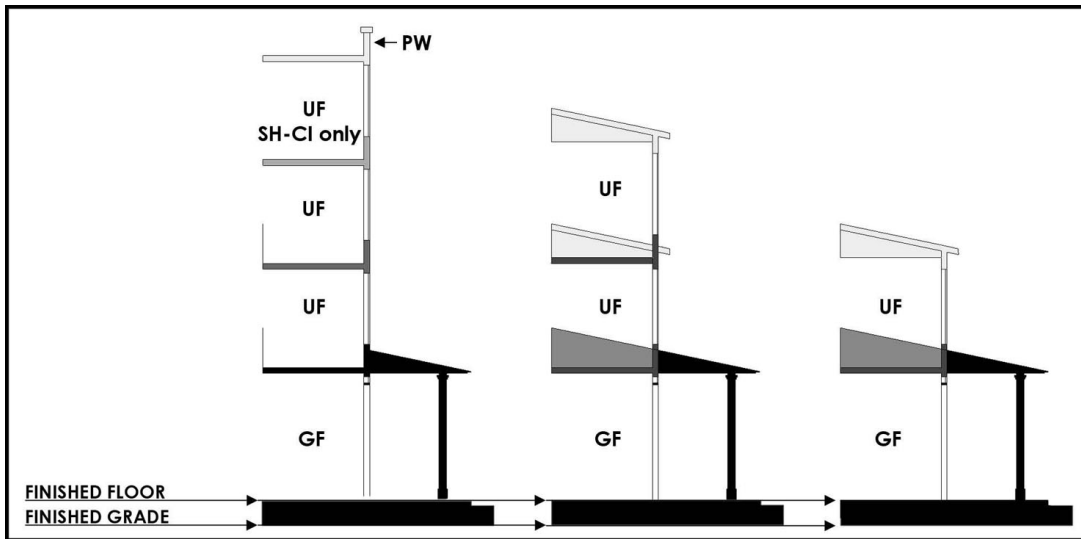
KEY (SH-CG and SH-CI, as specified below): Table 211.6a				
See also Sec. 27-43 <i>Definitions</i>	PB: Principal building AB: Accessory building BTL: Build-to-line	F: Front (street) SI: Side (Interior) R: Rear	SS: Side (street) FB: Front Building Form SSB: Side (street) Building Form	LW: Lot Width LA: Lot Area SF: Square Feet min: minimum

Building Placement (PB)		Building Placement (AB)	
BTL [1, 3]		Setback [4]	
F	10'	F	10'
SS	10'	SS	10'
Setback [2, 4]		Setback [4]	
SI	0'	SI	0'
R	15'	R	15'
Building Form [7]		Building Form	
FB	50% min [5]	FB	N/A
SSB	25% min [5]	SSB	N/A
Lot Configuration [6]			
Lot Width		75' min	
Lot Area		7500 SF min [8]	

Notes:

- [1] Build-to-line: required line/location at which the building wall shall be placed.
- [2] Canopies, awnings, arcades, trellises, pergolas, and other architecturally integrated façade features may be placed at zero (0) feet setback. See Map SH-25.2 for additional encroachment allowances, when applicable.
- [3] Building façades along front BTL must have functioning ground floor entrance. Rear-only facing buildings are prohibited.
- [4] *Setback*: the line/location that sets the minimum distance at which the building wall may be placed.
- [5] Minimum % of building façade (ground floor) shall be built at required BTL.
- [6] A lot of record established prior to July 1, 2010, shall be allowed to develop, subject to the regulations set forth in this article.
- [7] Drive-in windows and any associated overhangs/canopies shall be setback a minimum of 50 feet from the principal street (Front).
- [8] For those properties within designated nodes per the Greater Seminole Heights Vision Plan and the Tampa Comprehensive Plan, refer to Sec. 27-211.15.

- (b) Use and general building standards: all development shall comply with development standards set forth below: **Graphic 211.6b** Depicts an example of a 1-story, 2-story, 3-story, and 4-story commercial/mixed use cross-section.



KEY (SH-CG and SH-CI): Table 211.6b

See also Sec. 27-43 *Definitions*

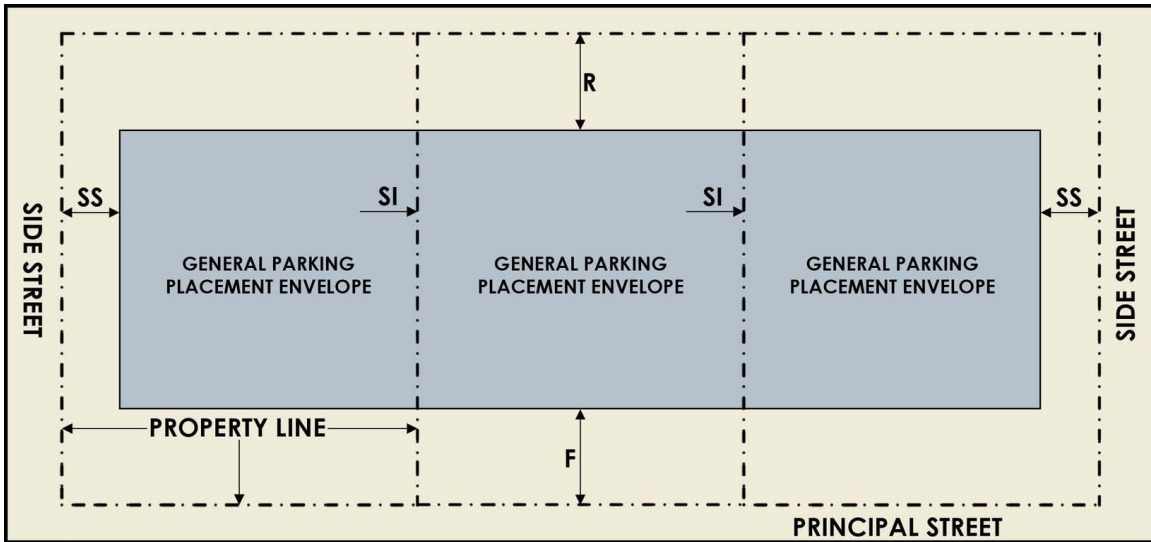
GF: Ground Floor	UF: Upper Floor	SF: Square feet	PW: Parapet wall
PBH: Principal building height		UFA: Usable floor area	
ABH: Accessory building height		min: minimum	

Use Placement

GF	Commercial, office/private institutional, governmental/public institutional, recreation/assembly, residential (as permitted in Table SH-25.1)
UF	Office/private institutional, governmental/public institutional, recreation/assembly, residential (as permitted in Table SH-25.1)
Maximum Height [1]	
PBH	SH-CG: 3-stories (45 feet); SH-CI: 4-stories (55 stories feet)
ABH	2-stories (25 feet) [2]
PW	7' above PBH and ABH [4]
Elevator/mechanical housing, steeples, widow's walk, cupolas, other architecturally integrated design features.	Exempt, except shall occupy no more than 20 percent of roof area.
Miscellaneous Standards	
Minimum transparency, such as architectural features or elements as defined in Sec. 27-43, window boxes, doors and windows, for nonresidential façades along FB and SSB, measured within first 15 feet (from grade) of the façade.	40 percent for all non-residential uses
Maximum allowable aluminum, other metal siding, or plastic/PVC that can be used on any Front or Side Street façade [3]	25 percent

Notes:
[1] Height is measured from finished grade to highest point of structure (see Sec. 27-43 Definitions).
[2] ABH shall be reduced to 2-story (22.5 feet) when located within 20 feet of a 1-story residential principal building (not located on subject parcel).
[3] Aluminum, other metal siding, or plastic/PVC materials shall only be used as accent or ancillary materials.
[4] PW maximum of 7' above maximum height for PBH and ABH for decorative and screening purposes.

- (c) Parking placement, layout, and general ratio standards: all development shall comply with development standards set forth below: **Graphic 211.6c**



KEY (SH-CG and SH-CI): Table 211.5c			
See also Sec. 27-43 Definitions	F: Front	SS: Side (street)	SF: Square Feet UFA: Usable Floor Area <: Less than >: Greater than =: Equal to
	SI: Side (Interior)		
	R: Rear		

Parking Placement (location of parking space(s)) [2, 3]	
Setback	
F	15'
SS	15'
SI	3' [1]
R	8'
- Adjacent to/separated by alley from detached or attached residential use	3' [1]
- Adjacent to any other use (no alley)	5'
- Adjacent to any other use (separated by alley)	
Required Spaces	Minimum Ratio (spaces per unit)
(see Table SH-25.1 for other permitted uses)	(see Table 211.12 for other ratios by use)
General Retail	4 / 1000 SF (UFA)

Restaurant <100 occupants	6 / 1000 SF (UFA)
Restaurant >=100 occupants	0.25 per person
Office, business-professional	3 / 1000 SF (UFA)
Office, medical	5 / 1000 SF (UFA)

Notes:

- [1] Parking pad (pavement) set back may be reduced to 0' for shared access and parking areas.
- [2] 80% of onsite parking shall be located to the side or rear of the principal building.
- [3] *Structured parking (when applicable)*: Façades of garages must be architecturally embellished and integrated with the overall design of the development on all sides visible to right-of-way.