



**Tampa Forward Community  
Meetings Presentation**

**June 1st – June 8th, 2026**





**Tampa Updated LDC  
Installment 1**

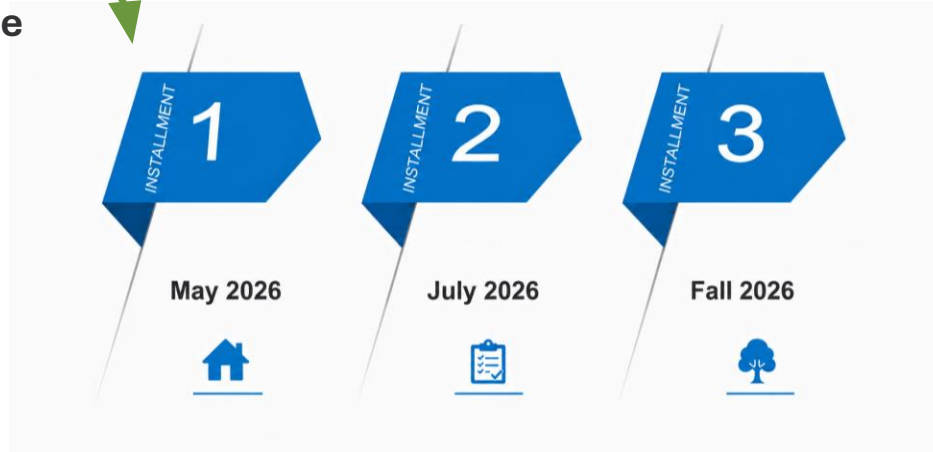
**June 2026**



# Welcome

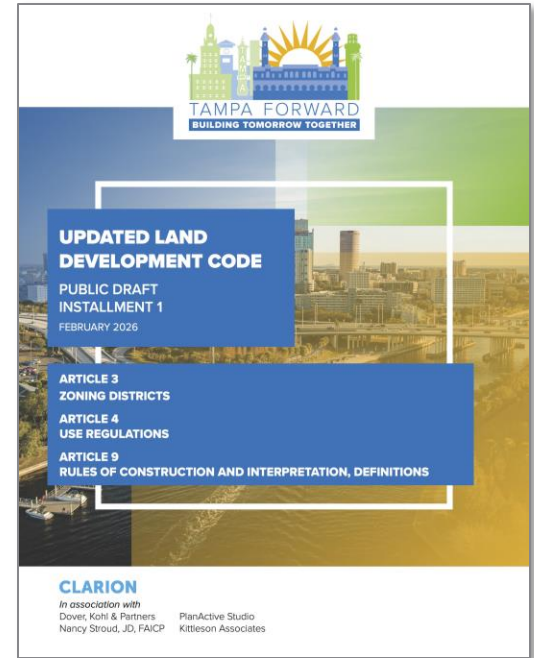
- Explanation of Installment 1
- New Format for LDC

We are here



# Installation 1

- **Zoning Districts**  
Establishes basic dimensional standards (setbacks, maximum height), and what uses are allowed
- **Use Regulations**  
List of all permitted uses in the City by district if a Special Use Permit is required, and additional standards
- **Definitions and Rules of Construction and Interpretation**



An aerial photograph of a city skyline, likely St. Louis, Missouri, showing a mix of high-rise buildings and lower-density areas, with a river in the foreground. The image is partially obscured by a blue banner at the top and a blue box at the bottom right.

# Key Changes in Installment 1

## **Zoning districts:**

1. Introduces "Mixed-Use Districts"
2. Consolidation of RS-50 and RS-60 into RSU district
3. Limits on Planned Development
4. New standards for Commercial General

A vertical strip on the left side of the slide shows an aerial view of a city skyline. In the foreground, there is a body of water, likely a river or harbor. The city buildings are dense and vary in height. The sky is blue with scattered white clouds.

# What are Mixed-Use Districts?

- Mixed-use districts allow new development with a vertical mix of housing, retail, office, and other uses.
- These types of developments require:
  - Wide sidewalks (10-15 feet)
  - Street trees in planting strip (minimum 5 feet wide)
  - Parking minimums/maximums TBD
  - Walkable public realm

# Mixed-Use Districts

- Designation of a Mixed-Use district can be initiated by landowner or City Council in appropriate locations



Retail and dining on the ground floor

Office and Housing on above floors



# RS-50 and RS-60 into Residential Single Family Urban (RSU)

**RSU = (RS-50 + RS-60) x Variety**

## **What is RS-50?**

Min. Lot area – 5,000 sqft

Min. Lot width – 50 ft

Min. Front yard – 20 ft

Min. Side yard – 7ft

Max. Height – 35 ft

## **What is RS-60?**

Min. Lot area – 6,000 sqft

Min. Lot width – 60 ft

Min. Front yard – 25 ft

Min. Side yard – 7ft

Max. Height – 35 ft

An aerial photograph of a city skyline, likely New Orleans, showing a mix of high-rise buildings and lower-density structures. A river is visible in the foreground on the left side. The sky is blue with scattered white clouds.

# RS-50 and RS-60 into Residential Single Family Urban (RSU)

## What is RSU?

- The RSU district will have a minimum lot width of 50' with density governed by the underlying land use.
- Also allow by right more housing choices:
  - Single-family detached
  - Two-family
  - Three-family (triplex)
  - Four-family (fourplex)
- Massing of structure to have the same look and feel of a single family home











An aerial photograph of a city skyline, likely New York City, showing a mix of high-rise buildings and lower structures, with a river in the foreground. The image is partially obscured by a blue banner at the top and a white area on the right.

# RS-50 and RS-60 into RSU

## Why consolidate districts into RSU?

- Introduce alternative housing choices
- Meet demand for housing needs

# Planned Developments

- Why discourage PDs?
  - Spot zoning is negotiation lot-by-lot and unpredictable
  - It's expensive and time consuming for the property owner
  - Does not ensure quality development





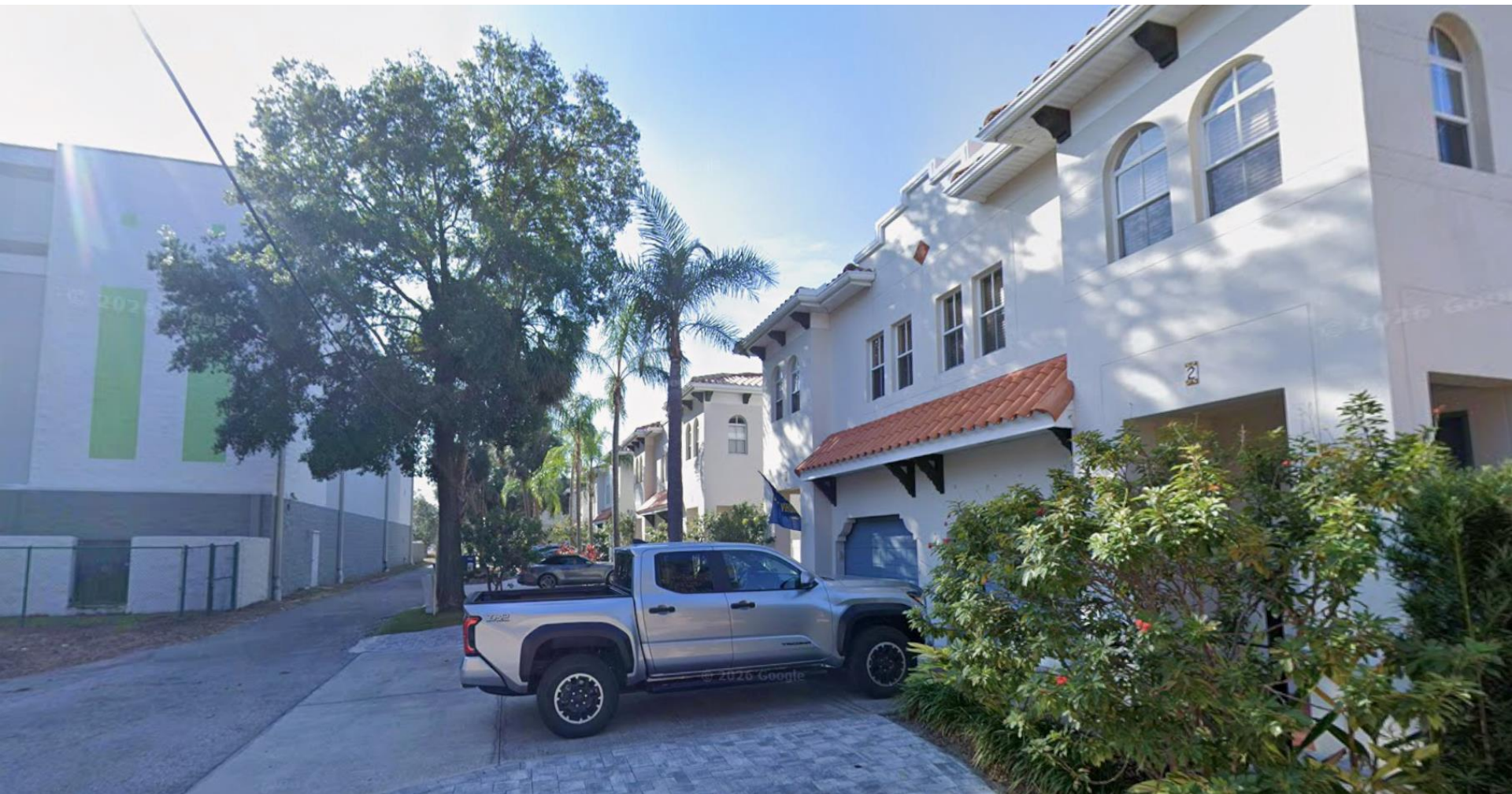


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An aerial photograph of a city skyline, likely New York City, showing a mix of high-rise buildings and lower structures. A river is visible in the foreground, and the sky is blue with scattered white clouds. The image is partially obscured by a blue header bar at the top.

# Planned Developments

This update proposes to limit PDs by:

- Encouraging people to use regular/base zoning districts:
  - Update base districts to make it easier to build as of right
  - Limit PDs to large areas, 2-10 acres and 10+ acres

An aerial photograph of a city skyline, likely New Orleans, showing a river in the foreground, a bridge, and various buildings. The image is partially obscured by a blue banner at the top and a white text box on the right.

# ***\*NEW\** Commercial General**

The CG (Commercial General) zone will be combined with the CI (Commercial Intensive) zone



# ***\*NEW\** Commercial General**

- Update includes:
  - No minimum lot size requirement
  - Height allowance increased to 60 feet
- Housing Options:
  - Townhomes. Two-family will be special use
  - Multi-family and live-work as permitted
  - Single-family homes will no longer be permitted
- New permitted uses may include:
  - Small research and development spaces
  - Light industrial businesses
  - Car sales and leasing

An aerial photograph of a city skyline, likely New York City, showing a river in the foreground, a park area, and various buildings. The image is partially obscured by a blue header bar.

# Definitions

All definitions are updated and consolidated, including the incorporation of new terms such as “dog daycare”, “solar energy facilities”, and “package pickup locker”.

# Key Visual Changes in Updated LDC

## New, More User-Friendly Organization and Layout

- New page layout
- Easier to navigate
- Updated zoning district organization
- Consolidation of use regulations and use standards in one article

Article 3: Zoning Districts  
Section 3.2. Residential Districts  
3.2.3. RSE: Residential Single-Family Estate

### 3.2.3 RSE: Residential Single-Family Estate<sup>14</sup>

#### A. Purpose

The purpose of the RSE: Residential Single-Family Estate district is to provide lands for single-family detached dwellings at low and moderate densities, as well as institutional and recreational uses that are compatible with the residential character of the district.

#### B. Concept

A drawing illustrating the intended scale and character of development in the RSE district is provided below.



#### C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

#### D. Intensity and Dimensional Standards

Development in the RSE district shall comply with the standards in Table 3.2.3-A: RSE District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

**Table 3.2.3-A: RSE District Intensity and Dimensional Standards**

Standard	Value
<b>Lot Dimensions</b>	<b>All Uses</b>
Density, max (du/acre)	In accordance with comprehensive plan
Lot size, min	n/a
Lot width, min (ft)	150
A Height, max (ft)	35
<b>Building Setbacks, min (ft)</b>	
B Front	30
C Side	10

<sup>14</sup> Carries forward and renames the RS-150: Residential Single Family 150 district from the current LDC with changes as noted below. The purpose of the RSE district is consistent with the purpose of the RS-150 district. Uses are limited to single-unit detached dwellings and compatible low-intensity institutional and recreation uses.

# BEFORE: LDC—Zoning Districts

Tampa, FL Code of Ordinances

5/6/26, 8:40 AM

## ARTICLE III. - ESTABLISHMENT OF ZONING DISTRICTS AND DISTRICT REGULATIONS

### DIVISION 1. - GENERAL ZONING DISTRICTS

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

(a) *Schedule of statements of purpose and intent.* The following array presents for the several districts the statements of purpose and intent applicable to each district.

(1) *Single-family residential districts.* Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.

a. RS-150 residential single-family. This district provides areas primarily for low density single-family detached dwellings on spacious lots, wherein a

property owner may obtain reasonable assurance of compatible develop

b. RS-100 residential single-family. This district provides areas primarily for li

RS-150 residential single-family district, but with smaller minimum lot size

c. RS-75 residential single-family. This district provides areas for primarily lo

RS-150 and RS-100 residential single-family districts, but with smaller mini

d. RS-60 residential single-family. This district provides areas for primarily lo

RS-150, RS-100 and RS-75 single-family districts, but with smaller minimur

e. RS-50 residential single-family. This district provides areas for primarily lo

RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller m

f. PD and PD-A planned development districts approved primarily for single

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) <sup>13</sup>				Maximum FAR <sup>17</sup>	Maximum Height (ft.) <sup>1</sup>
				Front <sup>14</sup>	Side <sup>15, 16</sup>	Rear Interior Lot/Corner Lot <sup>8</sup>	Corner <sup>8</sup>		
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35

# AFTER: LDC—Zoning Districts

Purpose Statement

Concept Drawing

Use Regulations

Dimensional Standards

Article 3: Zoning Districts  
Section 3.2. Residential Districts  
3.2.3. RSE: Residential Single-Family Estate

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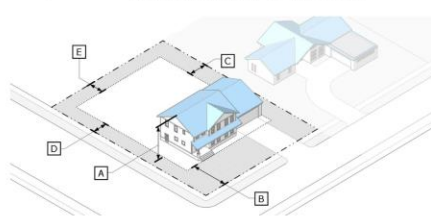
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Article 3: Zoning Districts  
Section 3.2. Residential Districts  
3.2.3. RSE: Residential Single-Family Estate

D Corner	15
E Rear	20 on an interior lot 12 on a corner lot
<i>du = dwelling units min = minimum max = maximum ft = feet</i>	



#### E. Development Standards

Development in the RSE district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.2.3-B: Cross References to Other Standards.

Table 3.2.3-B: Cross References to Other Standards

Section 3.2.3-B: Cross References to Other Standards	Section 3.2.3-B: Cross References to Other Standards
Section 5.1 Access and Connectivity Standards	Section 5.8 Signs
Section 5.2 Off-Street Parking and Loading Standards	Section 5.9 Neighborhood Compatibility Standards
Section 5.3 Landscaping, Buffering, and Screening Standards	Section 5.10 Environmental Standards
Section 5.4 Tree Protection Standards	Section 5.11 Sustainable and Resilient Development Requirements
Section 5.5 Exterior Lighting Standards	Section 5.12 Sustainable and Resilient Development Incentives
Section 5.6 Fence and Wall Standards	Article 6 Subdivision Standards
Section 5.7 Form and Design Standards	

Dimensional Drawing

Cross References to Other Standards

# Key Visual Changes in Updated LDC

## Revisions to Use Regulations

- Consolidation of all rules governing how land can be used in the city into one section
- Separate tables for:
  - Principal uses
  - Accessory uses
  - Alcoholic beverage uses
  - Temporary uses
- Modernizes allowed uses (e.g., freestanding emergency rooms, dog day care) and updates standards

**Table 4.3.2-A: Accessory Use and Structure Table**  
 P = Permitted by Right S1 = Permitted with Special Use 1 Permit Blank = Prohibited

Zoning Districts Use Classification/ Category/Type	Residential				Business				Mixed Use				Ybor City				Sem. Heights				M-AP				Use-Specific Standards						
	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CO	YC-CC	YC-IC	YC-NU	SH-R	SH-RF	SH-CN	SH-C	CBD	CD		M-AP-1	M-AP-2	M-AP-3	M-AP-4		
Accessory dwelling unit <sup>(1)</sup>	P	P	P	P									S1						S1	S1	S1										4.3.4A
Air conditioner compressor unit	P	P	P	P										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4B
Animal keeping <sup>(2)</sup>	P	P	P	P										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4C
Antenna, Amateur Radio	P	P	P	P										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4D
Antenna, Satellite Dish and Conventional Receive-Only	P	P	P	P														P													4.3.4E
Antenna, Wireless Communication <sup>(3)</sup>	P	P	P	P										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4F
Automated Teller Machine (ATM) <sup>(4)</sup>						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4G
Boathouse <sup>(5)</sup>	P	P	P	P																											
Boat dock <sup>(6)</sup>	P	P	P	P																											
Composting (small-scale) <sup>(7)</sup>	P	P	P	P										P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day care, home	S1	P	P	P															P	P	P	P	P	P	P	P	P	P	P	P	

# BEFORE: LDC—Use Regulations

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT\*

**\*Legend:**  
 X—Permitted principal use  
 S1—Special use—Zoning administrator review  
 S2—Special use—City council review  
 A—Permitted accessory use  
 Blank—Prohibited use

Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO-26	RO-1 <sup>26</sup>	OP	QP-1	CN <sup>26</sup>	CG	CI
<b>Use Group A</b>																			
Adaptive reuse													X	X	X	X	X	X	X
Bed and breakfast						S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X
Cemetery	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X
Congregate living facilities:																			
Facilities of 6 or fewer	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X

***One of eight separate use tables in the current LDC  
 Relevant use standards scattered throughout document***

# AFTER: LDC—Use Regulations

**R = New category of "Adaptive Reuse" Uses**

**Use Classification**

**Use Category**

**Use Type**

**Table 4.2.2-A: Principal Use Table**  
 P = Permitted by Right S1 = Permitted with Special Use 1 Permit  
 S2 = Permitted with Special Use 2 Permit R = Permitted as Adaptive Reuse Blank = Prohibited

Zoning Districts Use Category/ Subcategory/Type	Residential			Business			Mixed Use			Ybor City				Seminole Heights			M-AP				Use-Specific Standards								
	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CO	YC-CC	YC-HC	YC-MU	SH-R	SH-MF		SH-CN	SH-C	GBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4
Research facility <sup>378</sup>						P	P		P			P			P		P						P	P	P	P	P	P	4.2.4C(12)
Temporary agency <sup>379</sup>						S2			S1/ S2																				4.2.4C(13)
<b>Recreation and Entertainment</b>																													
Reception or event center						P	P	P			P	P	P			P	P	P			P	P	P						
Recreation facility, commercial indoor						P	P		P	S1	P	P			P	P	P			P	P	P	P						
Recreation facility, commercial outdoor						S1/ S2			P		S1	P			P	P	P			P	P	P	P						4.2.4C(14)
Recreation facility, private	S1	S1	S1	S1/ P	P	P	P	P	P	S1	P	P	S1/ P	P	P	P	P			P	P	P	P						4.2.4C(15)
<b>Retail and Services</b>																													
Bank					P	P	P	P	P	P	P	P	S2	P	P	P	P			P	P	P	P	P	P	P	P	P	4.2.4C(16)
Business services <sup>380</sup>						P	P		P	P	P				P	P	P			P	P	P	P	P	P	P	P	P	

**Reference to Use-Specific Standards**

**Permissions in each Zoning District**

*Consolidated use tables for 1) principal uses, 2) accessory uses, 3) alcoholic beverage uses, and 4) temporary uses*



# Next Steps

## Additional installments of Updated LDC

- **Installment 2: Expected early summer**  
*Development review and approval procedures*
- **Installment 3: Expected in the fall**  
*Development and subdivision standards*

# Take the Survey!

- We have a survey! Please share your thoughts
- Review draft at [Tampa.gov/TampaForward](https://Tampa.gov/TampaForward)
- Email questions regarding Installment 1 to [TampaForward@tampa.gov](mailto:TampaForward@tampa.gov)

**SURVEY!**





**Thank you for joining us!!**

