A blurred image of a city skyline at dusk or dawn, with various buildings and structures visible against a blue and orange sky. The image is out of focus, creating a bokeh effect.

ABCs of Zoning
January 11, 2023

What we will cover this evening

Zoning

Comprehensive Plan

Euclidean Districts

Yards

Setbacks

Structures (Principal and Accessory)

Planned Developments

Available Online Tools

Next Sessions

Special Uses

Nonconformities

Variances

Alternative Designs

Historic Preservation

Design Districts

Rights of Way/Easements

History of Zoning

- “Start of Modern Zoning Regulations”

Village of Euclid v Amber Realty (1926)

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

Chapter 27: The Zoning Code

Purpose and Intent

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

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

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

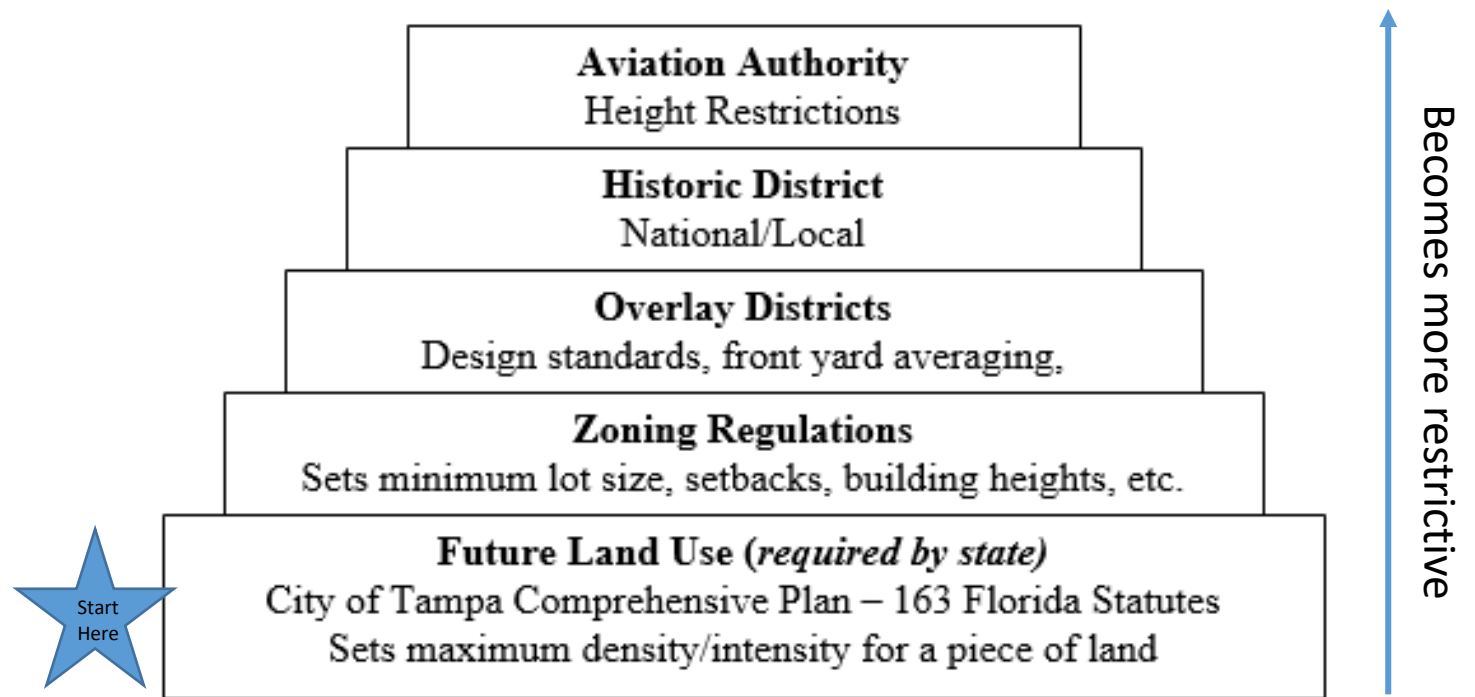
Tampa Comprehensive Plan

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

Tampa Comprehensive Plan

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

How do these things work together?



Euclidean Zoning Districts

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

Euclidean Zoning Districts

Development standards set in Code:

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

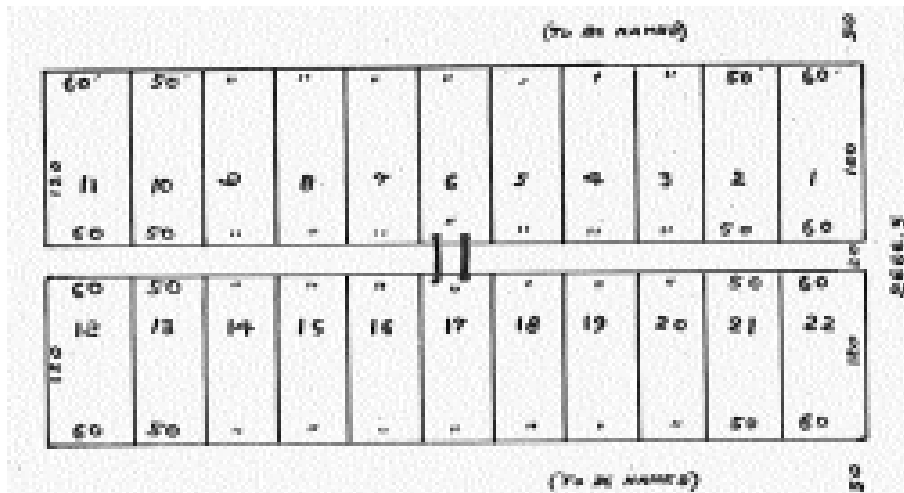
If you can meet standard, you can develop and use property as allowed by the code.

Categories of zoning districts

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

What is a zoning lot?

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



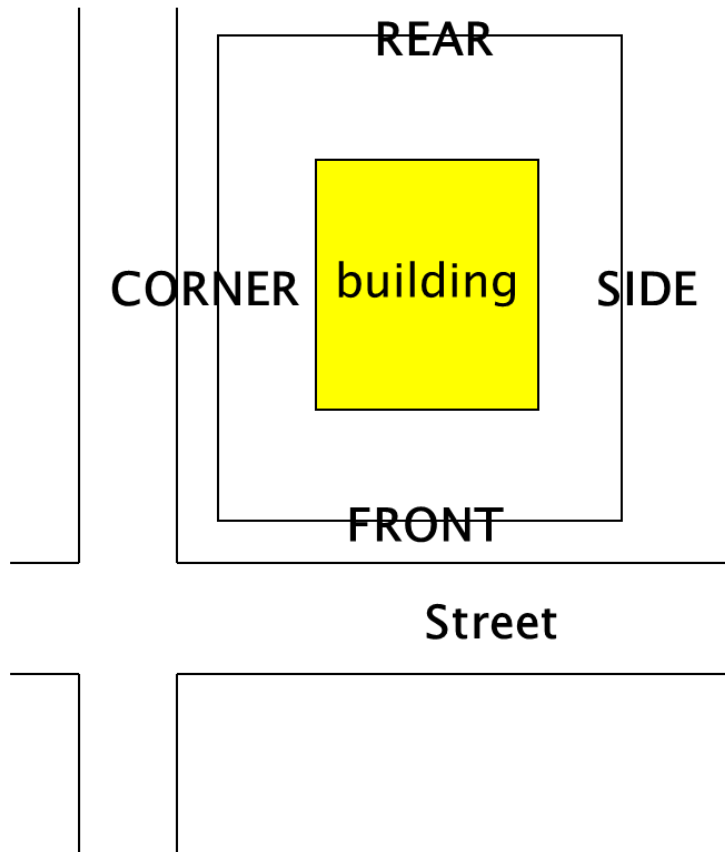
Section 27-156, Table 4-2

TABLE4-2

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

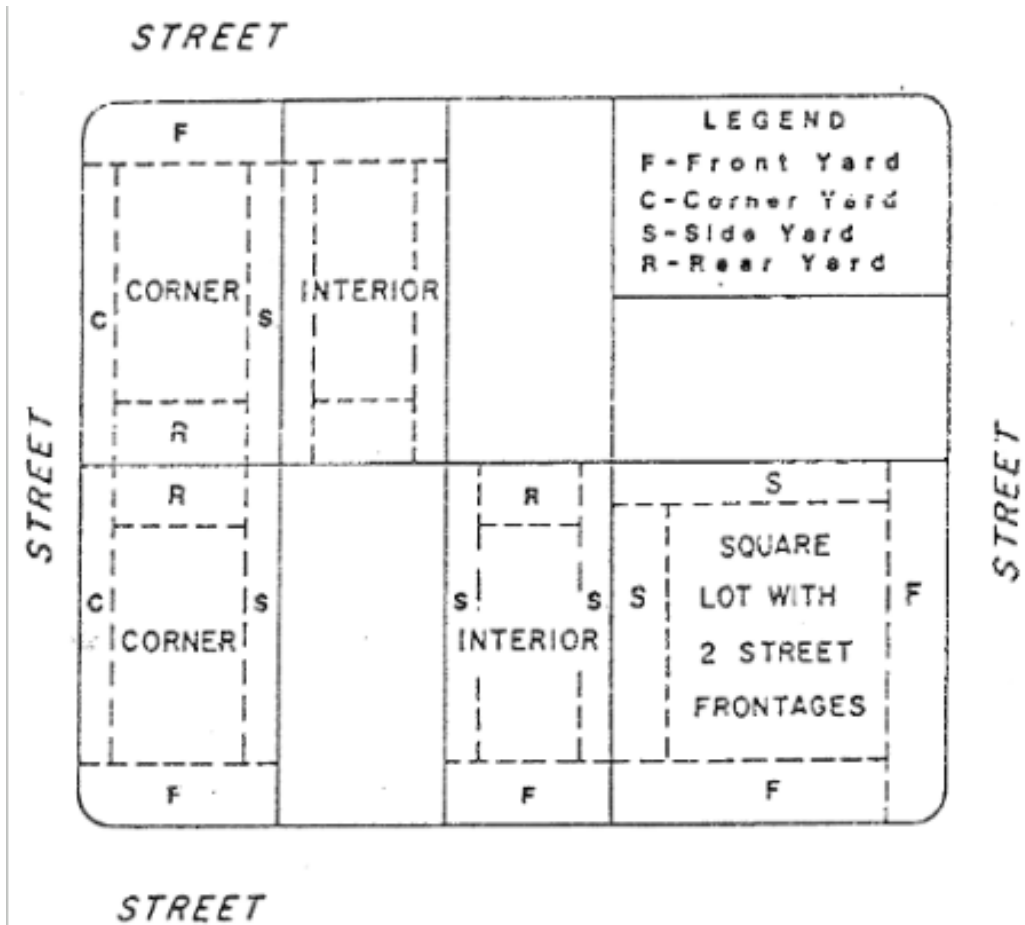
District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) ¹³				Maximum FAR ¹⁷	Maximum Height (ft.) ¹
				Front ¹⁴	Side ^{15, 16}	Rear Interior Lot/Corner Lot ⁸	Corner ⁸		
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35
RM-16	5,000	50	2,723	25	7	15/15	7	—	35
RM-18	5,000	50	2,420	25	7	15/15	7	—	35
RM-24	5,000	50	1,815	25	7	20	7	—	60 ²
RM-35	5,000	50	1,243	25	7	20	7	—	120 ³
RM-50	5,000	50	871	25	7	20	7	—	200 ³
RM-75	5,000	50	580	25	7	20	7	—	n/a ⁵
RO	5,000	50	¹⁷	25	7	20	15	—	35
RO-1	5,000	50	¹⁷	25	7	20	15	—	35
OP	10,000	60	¹⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	¹⁷	20	10	20	20	—	200 ³
CN	5,000	60	¹⁷	20	10	10	20	—	35
CG	10,000	75	¹⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	¹⁷	10	0	0	10	—	45 ⁶
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a ⁴
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	—	100 ¹¹

Lots



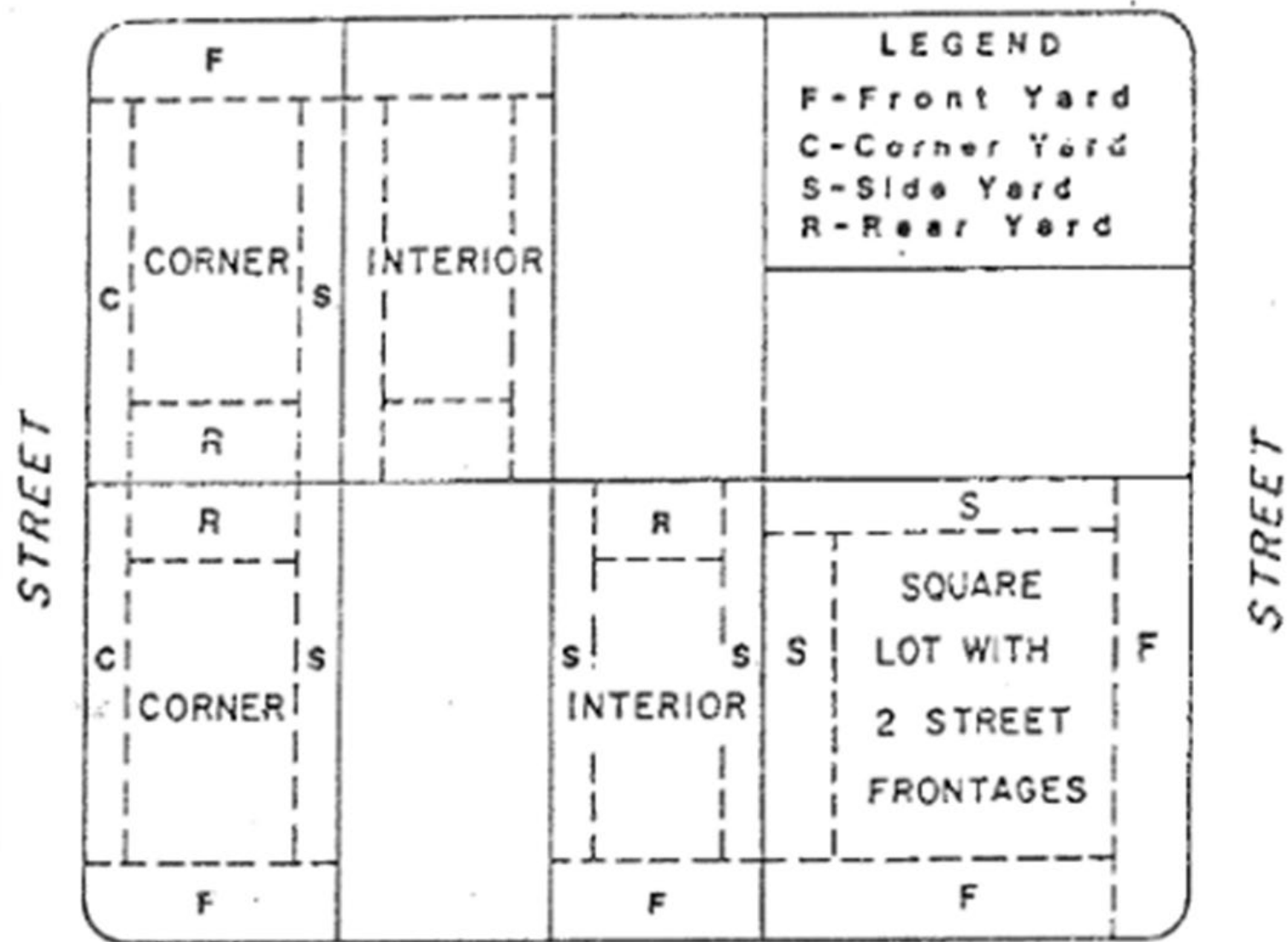
- The diagram to the left depicts the four basic yards in a zoning lot.
- The “front” yard is defined as the narrow width of the lot along a street right-of-way.
- Each zoning district has specific setback requirements.

Lots and Yards (Diagram found in 27-161)



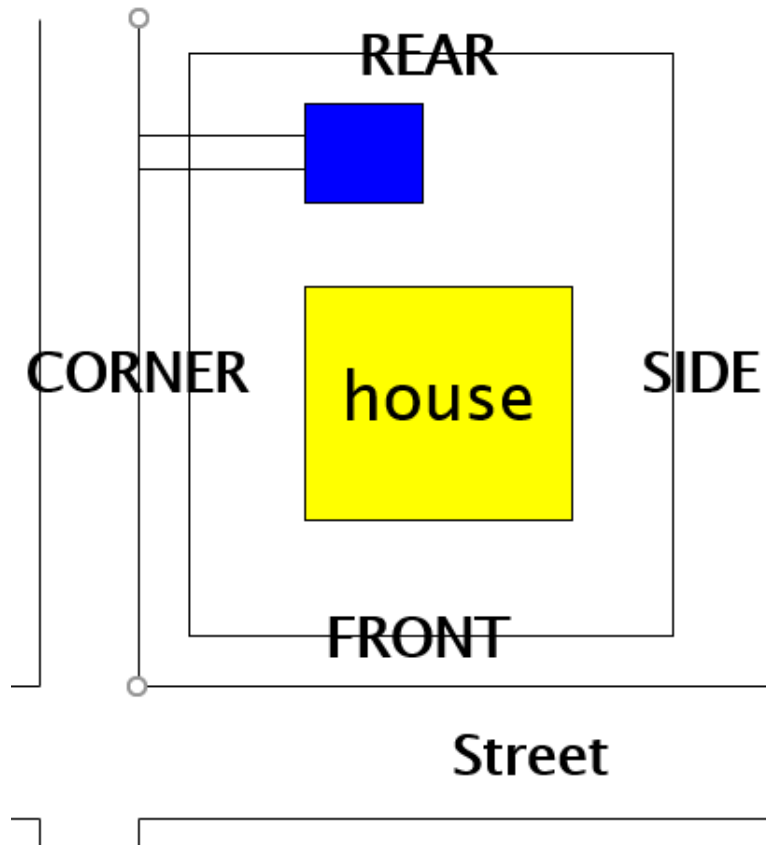
- The diagram to the left depicts the four basic yards in a zoning lot.
- The “front” yard is defined as the narrow width of the lot along a street right-of-way.
- Each zoning district has specific setback requirements.

STREET



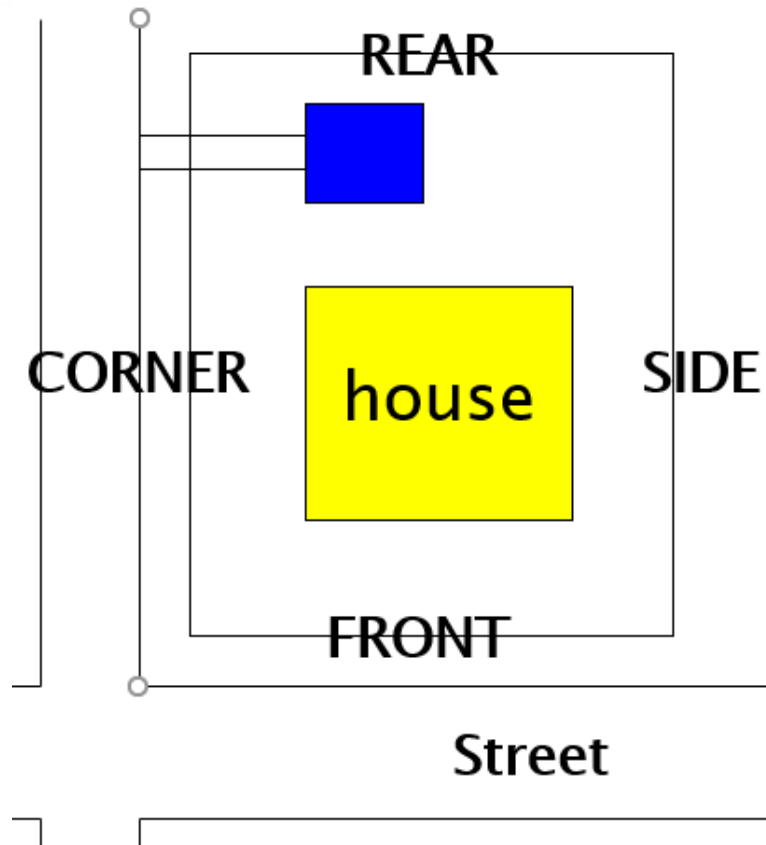
STREET

Principal Structures



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

Accessory Structures



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

Garage/Carport Entrances

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

Yards: what can be in a yard?

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

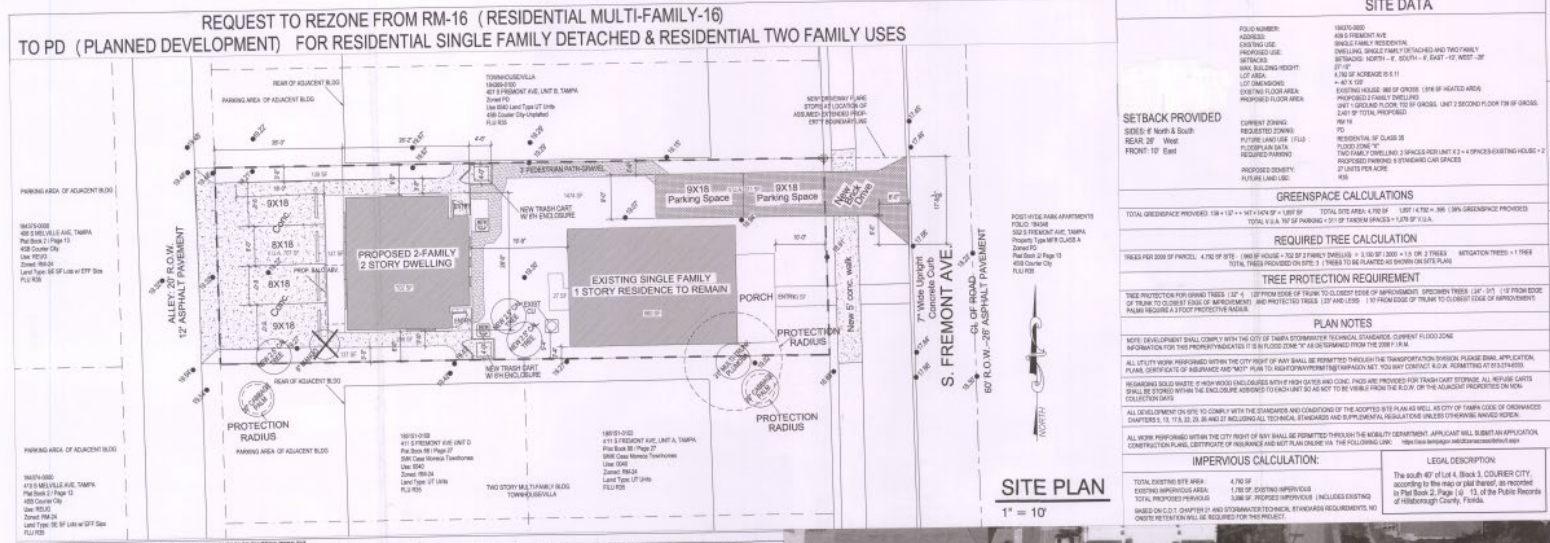
A blurred image of a city skyline at dusk or dawn, with various building silhouettes against a gradient sky transitioning from light blue to dark blue.

Site Plan Controlled Districts

Site plan controlled districts

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

Sample approved site plan



SITE PLAN
1" = 10'

SITE DATA	
SETBACK PROVIDED	<p>DEED: N. 1/4 & S. 1/4</p> <p>REAR: 20' West</p> <p>FRONT: 10' East</p>
GREENSPACE CALCULATIONS	<p>TOTAL GREENSPACE PROVIDED: 138 + 12' x 4' + 4' x 12' + 4' x 12' = 180 SF</p> <p>TOTAL GREENSPACE REQUIRED: 180 SF</p>
REQUIRED TREE CALCULATION	<p>TREES FOR 200% OF PARCEL: 4 TREES</p> <p>TREES FOR 200% OF LOT: 4 TREES</p> <p>TOTAL TREES PROVIDED ON SITE: 4 TREES</p>
TREE PROTECTION REQUIREMENT	<p>TREE PROTECTION FOR 10" CALIBER TREES: 12' x 12' (12' FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT)</p> <p>TREE PROTECTION FOR 14" CALIBER TREES: 15' x 15' (15' FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT)</p>
PLAN NOTES	<p>NOTE: DEVELOPMENT SHALL COMPLY WITH THE CITY OF TAMPA'S EXISTING TECHNICAL ORDINANCES CURRENT FLOOD ZONE INFORMATION FOR THIS PROPERTY INDICATES IT IS FLOOD ZONE "X" AS DETERMINED FROM THE 2004 FIRM.</p> <p>ALL UTILITY WORK PROPOSED WITHIN THE CITY RIGHT OF WAY SHALL BE REPORTED THROUGH THE TRANSPORTATION DIVISION. PLEASE INDICATE PLUMB, CONDUITS OF SERVICES AND NOT PLAN TO RELOCATE FROM THE RECORDS. ALL TOU ANY CONTACT PLUMB, AIR CONDITIONING, ETC. UTILITIES. RELOCATIONS SHALL BE AT THE HOMEOWNER'S RISK AND NOT BE THE RESPONSIBILITY OF THE CITY OF TAMPA.</p> <p>ALL DEVELOPMENT ON THIS SITE TO COMPLY WITH THE STANDARD AND CONDITIONS OF THE ADAPTED SITE PLAN AS WELL AS THE CITY OF TAMPA CODES OF ORDINANCES CHAPTERS 11, 12, 13, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.</p>
IMPERVIOUS CALCULATION	<p>TOTAL EXISTING SITE AREA: 4,765 SF</p> <p>EXISTING IMPERVIOUS AREA: 1,718 SF</p> <p>NET PERMEABLE AREA: 3,047 SF</p>
LEGAL DESCRIPTION	<p>The south 40' of Lot 4, Block 3, COURIER CITY, according to the map of said Block 3, COURIER CITY, as shown in the Book 2, Page 10, 11, of the Public Records of Hillsborough County, Florida.</p>

Sheet 1 of 2

 8-19-21 DRC REVIEW
 1-26-22 DRC REVIEW
 3-22-22 DRC FINAL

Planned Development for
409 South Fremont Avenue

TABLE 28A.3.1-A: TREE MITIGATION/AVOIDANCE EQUIVALENCY TABLES BY TREE TYPE (B)

TREE TYPE & SIZE	Diameter (Inches) / Diameter (Feet)	# of trees	Retention Multiplier	Total Credits	Grand Trees Retained	# of trees	Equivalent # of 2.5" Cal Trees	Total Credits	Total Debits
TREE 1: TALL & WIDE	0" to 12"	0	-1	0	Grand tree(s)	0	0	0	0
	12" to 18"	0	-2	0	Grand tree(s)	0	0	0	0
	18" to 24"	0	-4	0	Grand tree(s)	0	0	0	0
	24" to 30"	0	-12	0	Grand tree(s)	0	0	0	0
	30" to >32"	0	-12	0	Grand tree(s)	0	0	0	0
Subtotal		0	0	0	0	0	0	0	0
TREE 2: TALL & MEDIUM WIDE	0" to 12"	0	1	0	Grand tree(s)	0	0	0	0
	12" to 18"	0	2	0	Grand tree(s)	0	0	0	0
	18" to 24"	0	3	0	Grand tree(s)	0	0	0	0
	24" to 30"	0	4	0	Grand tree(s)	0	0	0	0
	30" to >32"	0	4	0	Grand tree(s)	0	0	0	0
Subtotal		0	0	0	0	0	0	0	0
Type 1: Total Mitigation Trees Required									
TREE 3: TALL & NARROW	0" to 12"	0	-1	0	Grand tree(s)	0	0	0	0
	12" to 18"	0	-2	0	Grand tree(s)	0	0	0	0
	18" to 24"	0	-3	0	Grand tree(s)	0	0	0	0
	24" to 30"	0	-4	0	Grand tree(s)	0	0	0	0
	30" to >32"	0	-4	0	Grand tree(s)	0	0	0	0
Subtotal		0	0	0	0	0	0	0	0
Type 2: Total Mitigation Trees Required									
TREE 4: SHORT & WIDEST/NEAREST ITEM	0" to 12"	0	-1	0	Grand tree(s)	0	0	0	0
	12" to 18"	0	-2	0	Grand tree(s)	0	0	0	0
	18" to 24"	0	-3	0	Grand tree(s)	0	0	0	0
	24" to 30"	0	-4	0	Grand tree(s)	0	0	0	0
	30" to >32"	0	-4	0	Grand tree(s)	0	0	0	0
Subtotal		0	0	0	0	0	0	0	0
Type 3: Total Mitigation Trees Required									
PALMS	Palms with 6" clear trunk	0	-1	0	Palms with 6" clear trunk	0	1	0	0
	Subtotal	0	0	0	0	0	0	0	0
Palms: Total Mitigation Trees Required									



AERIAL
NTS

SUBJECT PROPERTY
409 S. FREMONT AVE.

FEITON # 202-21-0001
SIGNED LDC STAFF [Signature]
DATE 04/14/2022

CASE NO: 2022-11-000172
DATE CITY: [Blank]
DATE CITY: [Blank]
CERTIFIED DATE: 04/14/22

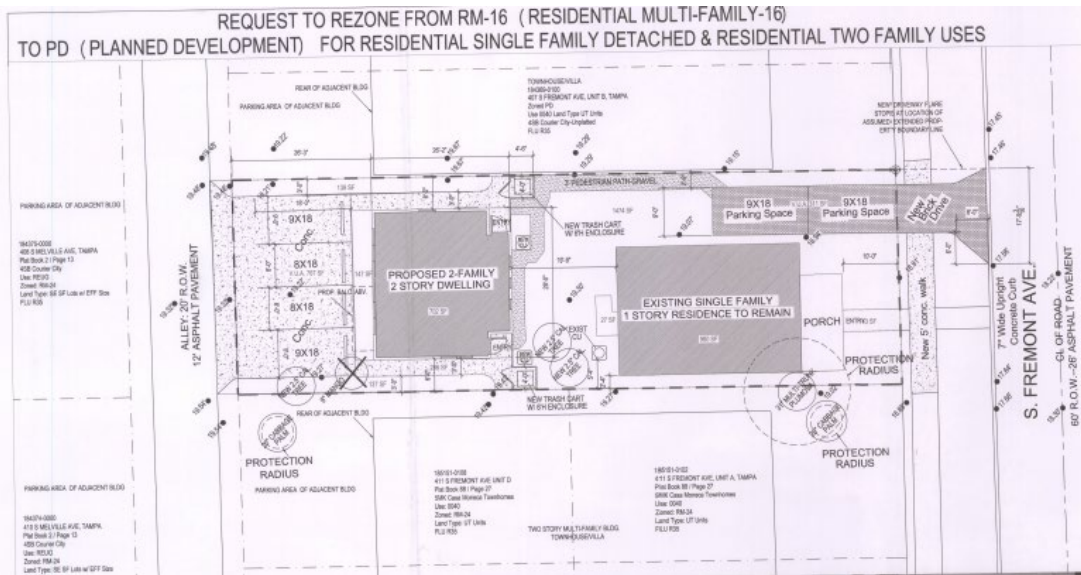
COUNCIL CHAIRMAN [Signature]
CLERK [Signature]
ZONING ADMINISTRATOR [Signature]

Grand Design, Inc
 3504 Nakora Drive
 Tampa, FL 33618

Grand Design

Highlight of plan

Graphic



Site Data Table

SITE DATA	
SETBACK PROVIDED	SITE DATA
SIDE: 8' North & South	PLAT NUMBER: 18070-0800
REAR: 28' West	ADDRESS: 459 S FREMONT AVE
FRONT: 10' East	EXISTING USE: SINGLE FAMILY RESIDENTIAL DWELLING, SINGLE FAMILY DETACHED AND TWO FAMILY
	PROPOSED USE: SETBACKS: NORTH - 8', SOUTH - 8', EAST - 10', WEST - 28'
	MAX. BUILDING HEIGHT: 27'-0"
	LOT AREA: 4,730 SF ACRESAGE IS 0.11
	LOT DIMENSIONS: 40' X 120'
	EXISTING FLOOR AREA: EXISTING HOUSE: 988 SF GROSS, 1016 SF HEATED AREA
	PROPOSED FLOOR AREA: PROPOSED 2 FAMILY DWELLING
	UNIT 1 GROUND FLOOR, 120 SF GROSS, UNIT 2 SECOND FLOOR, 120 SF GROSS,
	2,412 SF TOTAL PROPOSED
	CURRENT ZONING: RM 16
	REQUESTED ZONING: PD
	FUTURE LAND USE: RESIDENTIAL SF CLASS 20
	FLOORPLAN DATA: TWO FAMILY DWELLING, 2 SPACES PER UNIT X 2 = 4 SPACES EXISTING HOUSE = 2
	PROPOSED PARKING: 8 STANDARD CAR SPACES
	PROPOSED DENSITY: 27 UNITS PER ACRE
	FUTURE LAND USE: RM 16
	GREENSPACE CALCULATIONS
TOTAL GREENSPACE PROVIDED: 138 + 120' + 4' = 142' X 5' = 1,897 SF	TOTAL SITE AREA: 4,730 SF
TOTAL Y.S.A. 197 SF PARKING + 211 SF TANDEM SPACES = 5,078 SF Y.S.A.	TOTAL Y.S.A. 197 SF PARKING + 211 SF TANDEM SPACES = 5,078 SF Y.S.A.
	REQUIRED TREE CALCULATION
TREES PER 2000 SF PARCEL: 4,730 SF SITE = (960 SF HOUSE + 702 SF 2 FAMILY DWELLING) = 2,130 SF / 2000 = 1.07 OR 2 TREES	MITIGATION TREES = 1 TREE
TOTAL TREES PROVIDED ON SITE: 2 (TREES TO BE PLANTED AS SHOWN ON SITE PLAN)	
	TREE PROTECTION REQUIREMENT
TREE PROTECTION FOR GRASS TREES: 1.32' ± (28" FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT) SPECIES TREES: 1.31' ± (15" FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT) AND PROTECTED TREES (33" AND LESS): 1'10" FROM EDGE OF TRUNK TO CLOSEST EDGE OF IMPROVEMENT.	
	PLAN NOTES
NOTE: DEVELOPMENT SHALL COMPLY WITH THE CITY OF TAMPA STORMWATER TECHNICAL STANDARDS, CURRENT FLOOD ZONE INFORMATION FOR THIS PROPERTY INDICATES IT IS IN FLOOD ZONE "X" AS DETERMINED FROM THE 2008 F.I.R.M.	
ALL UTILITY WORK PERFORMED WITHIN THE CITY RIGHT OF WAY SHALL BE PERMITTED THROUGH THE TRANSPORTATION DIVISION, PLEASE BIRL APPLICATION, PLANS, CERTIFICATE OF INSURANCE AND "NOT" PLAN TO: REGTOPANYPERMITS@TAMPAGOV.GOV. YOU MAY CONTACT R.O.W. PERMITTING AT 813-274-8103	
REGARDING SOLID WASTE: 6 HIGH WOOD ENCLOSED WITH 6 HIGH GATES AND CONC. PADS ARE PROVIDED FOR TRASH CART STORAGE. ALL REFUSE CARTS SHALL BE STORED WITHIN THE ENCLOSURE ASSIGNED TO EACH UNIT SO AS NOT TO BE VISIBLE FROM THE R.O.W. OR THE ADJACENT PROPERTIES ON NON-COLLECTION DAYS	
ALL DEVELOPMENT ON SITE TO COMPLY WITH THE STANDARDS AND CONDITIONS OF THE ADOPTED SITE PLANS AS WELL AS CITY OF TAMPA CODE OF ORDINANCES CHAPTERS 5, 13, 17.8, 22, 23, 26 AND 27 INCLUDING ALL TECHNICAL STANDARDS AND SUPPLEMENTAL REGULATIONS UNLESS OTHERWISE NOTICED HEREIN.	
ALL WORK PERFORMED WITHIN THE CITY RIGHT OF WAY SHALL BE PERMITTED THROUGH THE MOBILITY DEPARTMENT. APPLICANT WILL SUBMIT AN APPLICATION, CONSTRUCTION PLANS, CERTIFICATE OF INSURANCE AND NOT PLAN ONLINE VIA THE FOLLOWING LINK: https://www.tampagov.net/2023/03/20/permits/	
IMPERVIOUS CALCULATION:	LEGAL DESCRIPTION:
TOTAL EXISTING SITE AREA: 4,730 SF	The south 40' of Lot 4, Block 3, COURIER CITY,
EXISTING IMPERVIOUS AREA: 1,783 SF EXISTING IMPERVIOUS	according to the map or plat thereof, as recorded
TOTAL PROPOSED PERVAOUS: 3,946 SF. PROPOSED IMPERVIOUS (INCLUDES EXISTING	in Plat Book 2, Page (s) 13, of the Public Records of
BASED ON C.D.T. CHAPTER 31 AND STORMWATER TECHNICAL STANDARDS REQUIREMENTS, NO ON-SITE RETENTION WILL BE REQUIRED FOR THIS PROJECT.	Hillsborough County, Florida.



Site plan controlled districts

Substantial changes

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



Site plan controlled districts

Substantial changes

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

Brief Overview of Resources

- Accela Citizen Access

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

- Active Applications Map

- Interactive Zoning Map

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

- Other Mapping Resources

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

THANK YOU