Tampa LDC Installment 1
Initial Advisory Team Meeting

February 18, 2026

TAMPA FORWARD
BUILDING TOMORROW TOGETHER

Overview of Presentation

- **Project Status:** The Clarion Team and Project Schedule
- **Installment 1 of the Updated LDC:**
  - Overview and Organization
  - Article 3: Zoning Districts
  - Article 4: Use Regulations
  - Article 9: Definitions and Interpretive Rules
- **Your Input:** Comments and Questions
- **Next Steps:** Your Review and Feedback

The Clarion Team

CLARION

Assisted by subconsultants with national expertise on issues important to the update: corridor planning and context sensitive regulations, mobility and transportation; public engagement, the law, and design

DOVER, KOHL & PARTNERS
town planning

KITTELSON & ASSOCIATES

PlanActive Studio
collaborate.innovate.engage.reform

Nancy E. Stroud, PA

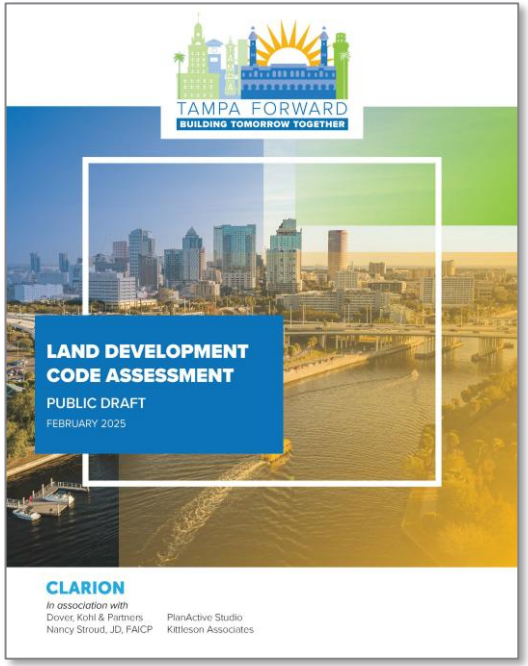
Work Program and Schedule

1. PROJECT INITIATION AND ORIENTATION
2. LAND DEVELOPMENT CODE ASSESSMENT
3. DRAFT UPDATED LAND DEVELOPMENT CODE
4. TEST UPDATED LAND DEVELOPMENT CODE
5. PUBLIC HEARING DRAFT OF LAND DEVELOPMENT CODE

We are here

3

DRAFT UPDATED LAND DEVELOPMENT CODE



Article 1	General Provisions
Article 2	Administration
Article 3	Zoning Districts
Article 4	Use Regulations
Article 5	Development Standards
Article 6	Subdivision Standards
Article 7	Nonconformities
Article 8	Enforcement
Article 9	Definitions, Rules of Construction and Interpretation, and Rules of Measurement

Updated LDC drafted in three installments

3 DRAFT UPDATED LAND DEVELOPMENT CODE

Installment Development

Step 1: Drafting

- Initial draft prepared by consultant team
- Review and comment by staff
- Updated draft prepared

Step 2: Engagement

- Public release of draft
- Meetings with Advisory Team
- Public forum and opportunity for comment
- Additional engagement

3

DRAFT UPDATED LAND DEVELOPMENT CODE

Updated LDC Installments

Installment 1
Zoning Districts and Use Regulations

Installment 2
Administration

Installment 3
Development Standards

3 DRAFT UPDATED LAND DEVELOPMENT CODE

Updated LDC Installments

Installment 1
Zoning Districts and Use Regulations

3 DRAFT UPDATED LAND DEVELOPMENT CODE

What Installment 1 Contains

- Lineup of modernized zoning districts, including new mixed-use districts
- Consolidated/modernized use regulations
- Rules of measurement and interpretation
- Definitions related to Installment 1

3 DRAFT UPDATED LAND DEVELOPMENT CODE

What Installment 1 Does Not Contain

- **Administration:** Review and approval procedures (rezonings, special use procedures, variances, subdivision, etc.)
- **Development Standards** (off-street parking, landscaping and tree protection, exterior lighting, sustainability, etc.)
- **Nonconformities** (Article 7)
- **Enforcement** (Article 8)
- **General Provisions** (Article 1)
- Some graphics and illustrations

Reviewing the Draft

Review tip: Read the footnotes

- Identify what is new, and what is carried forward
- Discusses rationale behind some of the revisions
- Identifies departures from direction in LDC Assessment
- Notes areas where future changes are being considered
- Footnotes will not be included in final LDC

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[58] As discussed in the Land Development Code Assessment (p. II-53), the YC-R district consolidates the YC-2 Ybor City Residential and YC-8 Ybor City Residential districts from the current code. The use tables notes where this combination has increased or changed permissions for certain uses in the consolidated YC-R district. The authorization for administrative approval of a reduced setback if consistent with setbacks on existing development is carried forward in Section 3.7.1C(3), Permitted Adjustments to Setbacks

[59] Photographs of existing development within the Ybor City Historic Districts that reflect the intended form of new development and redevelopment in each district will be included in later drafts.

Reviewing the Draft

We want to hear from you

- LDC installment is a DRAFT
- All provisions are open for discussion
- We anticipate and desire robust feedback from the Advisory Team, and the entire Tampa community

Article 3: Zoning Districts

Section 3.1	General Provisions
Section 3.2	Residential Districts
Section 3.3	Business Districts
Section 3.4	Institutional Districts
Section 3.5	Industrial District
Section 3.6	Mixed-Use Districts
Section 3.7	Ybor City Historic Districts

Section 3.8	Seminole Heights Districts
Section 3.9	CBD District
Section 3.10	Channel District
Section 3.11	Municipal Airport Districts (M-AP)
Section 3.12	Planned Development Districts
Section 3.13	Overlay Districts
Section 3.14	Legacy Districts

Article 3: Zoning Districts

Purpose Statement

Concept Drawing

Use Regulations

Dimensional Standards

3.2.3 RSE: Residential Single-Family Estate[14]

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
	Lot Dimensions	**All Uses**
	Density, max (du/acre)	In accordance with comprehensive plan
	Lot size, min	n/a
	Lot width, min (ft)	150
A	Height, max (ft)	35
	Building Setbacks, min (ft)	
B	Front	30
C	Side	10
D	Corner	15
E	Rear	20 on an interior lot 12 on a corner lot

du = dwelling units min = minimum max = maximum ft = feet

[14] Carries forward and renames the RS-150: Residential Singly 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.

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 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

Section 3.1: General Standards

- **Establishes Districts**
- **Consistency Matrix** (forthcoming, following adoption of comprehensive plan update)
- **General Requirements for Districts**
  - Includes exceptions and permitted encroachments into yards

3.1.2 Establishment of Zoning Districts

This LDC establishes the zoning districts identified in Table 3.1.2-A: Establishment of Zoning Districts. The boundaries of each zoning district are identified on the Official Zoning Map (see Section 1.6, Official Zoning Map).

Table 3.1.2-A: Establishment of Zoning Districts

Districts	Section
Residential Districts	
RSE: Residential Single-Family Estate	3.2.3
RSS: Residential Single-Family Suburban	3.2.4
RSU: Residential Single-Family Urban	3.2.5
RSM: Residential Multifamily	3.2.6
Business Districts	
CN: Commercial Neighborhood	3.3.3
CG: Commercial General	3.3.4
OP: Office Professional	3.3.5
Institutional Districts	
UC: University Community	3.4.3
PP: Public Parks	3.4.4
Industrial District	
IN: Industrial	3.5.2

3.2: Residential Districts

RSE	**Residential Single-Family Estate** RS-150
RSS	**Residential Single-Family Suburban** RS-100 & RS-75
RSU	**Residential Single-Family Urban** RS-60 & RS-50
RMF	**Residential Multifamily** RM-12, RM-16, RM-18, & RM-24

- Eliminate lot size requirement (minimum lot width remains)
- **RSE/RSS:** No significant changes beyond RSS consolidation
- **RSU:** Adds some basic design standards (building orientation, garages/carports), additional housing types
- **RMF:** Consolidate, basic form/design standards, allow limited neighborhood-serving retail

3.3: Business Districts

CN	**Commercial Neighborhood**
CG	**Commercial General** CG & CI
OP	**Office Professional** OP & OP-1

- **CN:** New basic design standards, including building size limits
- **CN & CG:** Single-family detached prohibited
- **OP** & **OP-1** consolidated

3.4: Institutional Districts

UC	University Community
PP	Public Parks

- **UC** clarified that it applies to USF land
- **PP** expanded purpose, intended to be applied to city parks and sensitive city-owned land to be protected

3.5: Industrial District

IN	**Industrial** IG & IH

- Consolidated the two industrial districts
- Basic design standards for industrial development outside of Port area

3.6: Mixed-Use Districts

MU-N	**Mixed-Use Neighborhood** *NEW*
MU-COR	**Mixed-Use Corridor** *NEW*
MU-RC	**Mixed-Use Regional Center** *NEW*

- **New mixed-use districts**
- Support development at different intensities—neighborhood, corridor, regional center
- Allows broad range of uses
- Standards to support walkable urban development

3.7: Ybor City Historic Districts

YC-R	**Ybor City Residential** YC-2 & YC-8
YC-GC	**Ybor City General Commercial*** YC-5
YC-CC	**Ybor City Community Commercial*** YC-6
YC-CR	**Ybor City Commercial Core*** YC-1
YC-HC	**Ybor City Hillsborough College** YC-3
YC-MU	**Ybor City Mixed Use*** YC-4 & YC-7

- Reorganizes and renames Ybor City Historic Districts
- No changes to substantive standards or historic district design guidelines
- YC-9 (site-plan controlled) carried forward through PD district

**** Modification from proposal in LDC Assessment***

3.8: Seminole Heights Districts

SH-R	**Seminole Heights Residential** SH-R & RS & SH-RS-A
SH-MF	**Seminole Heights Multifamily** SH-RM
SH-CN	**Seminole Heights Commercial Neighborhood** SH-RO & SH-CN
SH-C	**Seminole Heights Commercial** SH-C & SH-CI

- Simplification and reorganization of the Seminole Heights districts

3.9 Central Business District

CBD	**Central Business Districts** CBD-1 & CBD-2

- Consolidates CBD districts
- Carries forward standards
- Reorganization to improve clarity

3.10: Channel District

CD	**Channel District** CD-1 & CD-2

- Carries forward and consolidated districts
- Discussion ongoing about assigning CD lands to CBD district

3.11: Municipal Airport Districts

M-AP-1	Municipal Airport 1
M-AP-2	Municipal Airport 2
M-AP-3	Municipal Airport 3
M-AP-4	Municipal Airport 4

- Carries forward

3.12: Planned Development

PD-A	Planned Development—Alternative
PD	Planned Development

- Carries forward with additional
- New minimum acreage requirements for rezoning. Intent is to encourage use of base districts and limit PD to larger, more innovative projects that base districts cannot reasonable accomodate

3.13: Overlay Districts

SHC-O	South Howard Commercial Overlay
NTC-O	New Tampa Commercial Overlay
W-O	Westshore Overlay
ET-O	East Tampa Overlay
WT-O	West Tampa Overlay
PE-O	Parkland Estates Overlay
KB-O	Kennedy Boulevard Overlay
TH—O	Tampa Heights Overlay

- Carries forward standards with significant reorganization
- Some district standards may be updated when development standards are drafted

3.14: Legacy Districts

L-RM-35	Residential Multifamily 35
L-RM-50	Residential Multifamily 50
L-RM-75	Residential Multifamily 75
L-RO	Residential Office
L-RO-1	Residential Office 1
L-NMU-35	Legacy Neighborhood Mixed Use 35

- Districts will continue to be applied to land in the city
- Intent is districts will not be applied to additional lands
- District standards will be included in an appendix to LDC (not in Article 3)

Article 4: Use Regulations

Section 4.1	General Provisions
Section 4.2	Principal Uses
Section 4.3	Accessory Uses and Structures
Section 4.4	Alcoholic Beverages Accessory and Temporary Uses
Section 4.5	Temporary Uses and Structures

4.2: Principal Uses

- **Consolidates all use tables**
- **New three-tier classification system**
  - Classifications, categories, and use types
  - Uses with similar impacts grouped together
  - Classification defined in Section 4.2.3
  - Facilitates interpretation of unlisted uses and ongoing maintenance of LDC
- **Use Definitions**
  - Defined in Article 9
- **Use-Specific Standards**
  - Consolidated in Section 4.3
  - Updates as noted in footnotes

4.2: Principal Uses

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

	Residential				Business					Mixed Use			Ybor City						Seminole Heights						M-AP				
Zoning Districts Use Category/ Subcategory/Type	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	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Research facility[378]						P	P		P			P			P		P						P	P	P	P	P	P	4.2.4C(12)
Temporary agency[379]						S2			S1/ S2																				4.2.4C(13)
Recreation and Entertainment																													
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	P					4.2.4C(15)
Retail and Services																													
Bank				P	P	P	P		P	P	P	P	S2		P	P	P	P			P	P	P	P	P	P	P	P	4.2.4C(16)
Business services[380]						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

4.3: Accessory Uses and Structures

Establishes regulations that apply to accessory uses and structures

- Table of Accessory Uses and Structures
- General use-specific standards
- Standards that apply to specific accessory uses and structures
- All accessory uses and structures defined in Article 9

Table 4.3.2-A: Accessory Use and Structure Table

P = Permitted by Right S1 = Permitted with Special Use 1 Permit Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City						Sem. Heights						M-AP				
Zoning Districts Use Classification/ Category/Type	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	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	**Use-Specific Standards**
Accessory dwelling unit[452]		P	P	P						P			S1						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	P	P	P	P	P	P	P	4.3.4B
Animal keeping[453]	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	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	P	P	P	P	P	P	P	4.3.4D
Antenna, Satellite Dish and Conventional Receive-Only	P	P	P	P	P	P	P		P								P												4.3.4E
Antenna, Wireless Communication[454]	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	P	P	P	4.3.4F
Automated Teller Machine (ATM)[455]				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[456]	P	P	P	P																									
Boat dock[457]	P	P	P	P																									
Composting (small-scale)[458]	P	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~~	P	~~P~~	P	

4.4: Alcoholic Beverage Uses

Establishes regulations that apply to alcoholic beverage uses (accessory and temporary)

- Consolidated from separate use tables in current LDC
- Includes standards from Article IX, Alcoholic Beverages
- Standards for approval as S-1 or S-2
- Limits on applicability of “large venue” and “small venue”
- Continuing to be refined by staff and consultant team

Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table[516]

P = Permitted by Right S1 = Permitted with Special Use 1 Permit S2 = Permitted with Special Use 2 Permit
S* = Permitted with a Special Use Permit in Accordance with Use-Specific Standards
Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City						Seminole Heights						M-AP				
Zoning Districts Use Category/ Subcategory/Type	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	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Bar or lounge—alcohol sales						S2	S*		S2	S2	S*	S*		S2	S2	S2		S2				S2							4.4.4A
Bowling alley with 12 or more lanes						S*	S*		S*		S*	S*		S*	S*	S*		S*				S*							4.4.4B
Craft distillery—retail sales						S*	S*		S*	S*	S*	S*		S*	S*	S*		S*				S*		S*					4.4.4C
Gas station—alcohol sales					S*	S*	S*		S*			S*		S*	S*	S*		S*				S*			S*	S*	S*	S*	4.4.4D
Golf course, public	P	P	P	P	P	P	P		P			P																	
Hotel with more than 100 rooms						S*	S*					S*		S*	S*	S*		S*				S*	P	S*	S*	S*	S*	S*	4.4.4E
Large venue						S2	S2		S2		S*	S*		S2	S2	S2		S2				S2	S*	S*	S2	S2	S2	S2	4.4.4F
Microbrewery—retail sales						P			P	P	P	P		P	P	P						P							4.4.4G
Movie theater—alcohol sales									P																				
Restaurant—alcohol sales					S2	S2	S*		S2	S2	S*	S*		S2	S2	S2		S2				S*	S*	S*	S*	S*	S*	S*	4.4.4H
Restaurant, special					S*	S*	S*		S*	S*	S*	S*		S*	S*	S*		S*				S*	S*	S*	S*	S*	S*	S*	4.4.4I
Retail, convenience—alcohol sales					S*	S*	S*		S*		S*	S*		S*	S*	S*		S*				S*	S*	S*	S*	S*	S*	S*	4.4.4J

4.5: Temporary Uses and Structures

Establishes regulations that apply to temporary uses and structures

- Table of Temporary Uses and Structures
- General use-specific standards
- Standards that apply to specific temporary uses and structures
- All temporary uses and structures defined in Article 9

Table 4.5.2-A: Temporary Use Table

P = Permitted by Right S1 = Permitted with Special Use 1 Permit S2 = Permitted with Special Use 2 Permit Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City						Seminole Heights						M-AP				
Zoning Districts Use Classification/ Category/Type	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	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Construction-related building, structure, or use[537]	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	P	P	P	4.5.4A
Farmers market, temporary	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	P	P	P	4.5.4B
Film production, temporary[538]	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1					S1	S1					4.5.4C
Model dwelling unit	P	P	P	P	S1	S1	S1			P	P	P	P	P	P	P		P	P	P	P	P	P	P					4.5.4D
Parking, interim					S1	S1	S1		S1	S1	S1	S1						S2											4.5.4E
Parking, special event					P	P	P		P	P				P	P	P	P	P					P	P					4.5.4F
Parking, temporary construction[539]	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4G
Portable storage container	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	P	P	P	4.5.4H
Preconstruction sales office	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	P	P	P	4.5.4I
Seasonal sales				S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4J
Special event on private property, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4K
Temporary use of an accessory use or accessory structure as a principal dwelling after a catastrophe	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	P	P	P	4.5.4L

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.1	Rules of Construction and Interpretation
Section 9.2	Rules of Measurement
Section 9.3	Definitions

9.1: Rules of Construction and Interpretation

- General meaning & intent
- Headings, illustrations & text
- Computation of time
- References to other regulations
- Delegation of authority
- Public officials & authorities
- Mandatory & discretionary terms
- “Used” and “Occupied”
- Conjunctions
- Tenses and plurals
- Terms not defined
- Fractions
- Interpretation of zoning district boundaries

9.2: Rules of Measurement

- Lots
- Yards & setbacks
- Blocks
- Buildings
- Density and Floor-Area Ratio
- Lot Coverage
- Distance between lots, uses, and districts

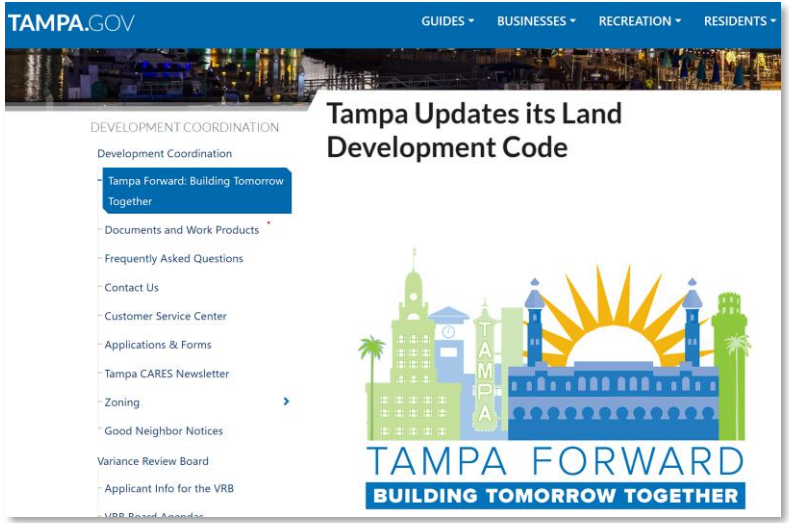
Additional illustrative graphics will be developed when there is general consensus about rules of measurement

9.3: Definitions

- Organized in alphabetical order
- Includes definitions relevant to Articles 3, 4, and 9
- Additional definitions will be added in future installments

Installment 1 Engagment

- Installment 1 released to public yesterday
- Public forum **Monday, March 2**
- Advisory team follow-up meeting **Wednesday, April 1** (in-person)
- Your written comments requested! (Let us know how we can make it easy for you to provide comments)



Next Steps

- Installment 2 (Administration) delivered to city staff next month, with public release in late spring
- Installment 3 (Development Standards) drafting underway

Thank you!

TAMPA FORWARD
BUILDING TOMORROW TOGETHER