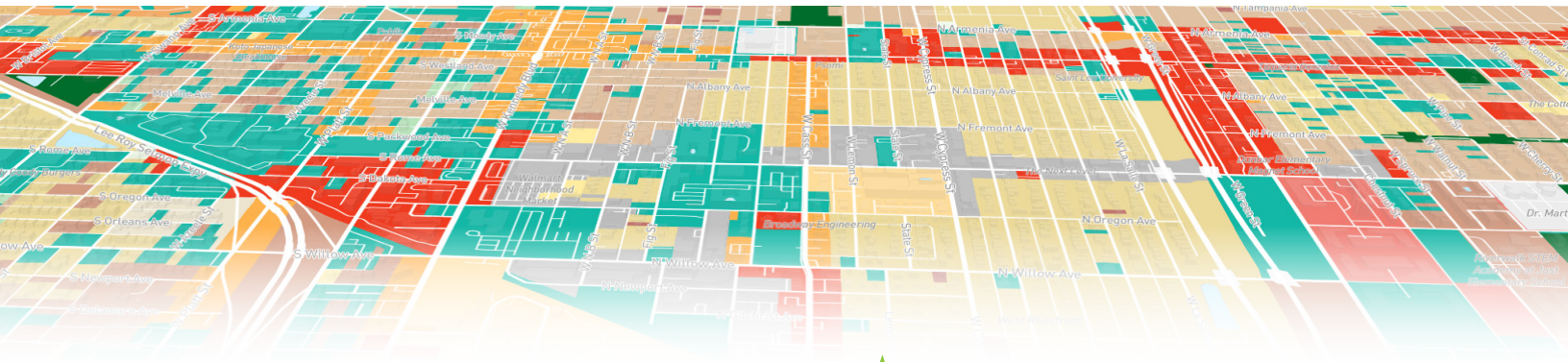
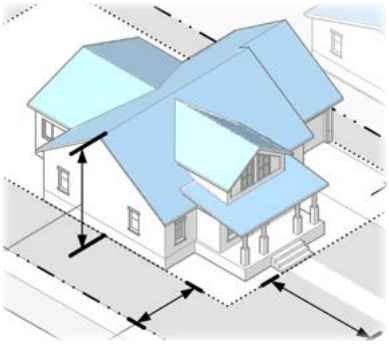
TAMPA FORWARD
BUILDING TOMORROW TOGETHER

ZONING 101



Zoning Districts and Uses

What are zoning districts? Zoning districts are regulations applied to defined geographic areas. Each zoning district has a unique set of standards for how property can be developed that includes limitations on lot width, placement, and the height of structures along with identification of permitted uses. Zoning districts are designed to reflect or establish the development character of different areas of the City and help implement the Comprehensive Plan.



What kind of dimensional standards are regulated by the zoning district? Dimensional standards typically include lot width minimums, building setbacks (front, side, and rear), building height, and residential density or commercial intensity.

What are Use Regulations? Use regulations establish where certain land uses and activities can be located in the City. The LDC identifies the land uses that are most compatible with the character and physical environment of specific zoning districts.

HOW DO "USE REGULATIONS" AND "ZONING DISTRICTS" WORK TOGETHER?

All uses are not appropriate for every area of the City or for every property. Only some uses are allowed in a particular zoning district. For example, residential uses are not allowed in an industrial district and industrial uses are not allowed in residential districts.

Some land uses, or land uses in specific districts, require a **special use permit** and/or public hearings because of the size, location, or nature of the use.

Some uses are subject to **use-specific standards** that are designed to prevent and mitigate potential operational and/or visual impacts of certain uses.

WHAT KINDS OF ZONING DISTRICTS ARE THERE?

Not all zoning districts are the same. There are three types of districts that set the rules for development on lots.

Base districts are the least complicated districts. Examples include the Residential Single Family Suburban, Mixed Use Neighborhood, and Industrial districts. The district's name describes the general type of development you'll see in that area.

Special districts, on the other hand, generally correspond to a certain character. These districts, like the Ybor City or the Seminole Heights districts, replace the base districts and provide use and design regulations to protect the character of an area.

Overlay districts coexist with underlying districts, and provide additional regulations without eliminating the requirements of pre-existing district. The Tampa Heights and West Tampa overlay districts are examples of this kind of district.

Lastly, Planned Development districts allow developers to work with decisionmakers to create "custom" districts to accommodate creative, quality development that might not be possible in the base or special districts.

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Development Standards

Development standards set minimum requirements for each part of the physical environment that form a development, including buildings, land, and other site features such as parking lots. These standards are intended to improve the quality of development in the City.

What are examples of development standards that are regulated by the LDC? Development standards include, but are not limited to:

- Parking Requirements (how much parking a use is required to provide, and how the parking lot is designed);
- Landscaping, Buffering and Screening (including tree protection);
- Site and Building Design (including standards for the design of buildings);
- Exterior Lighting; and
- Signs (including the number, type, and size of signs).

WHY DOES THE LDC ADDRESS THIS?

- To protect Tampa's life safety, public health, and unique sense of place and character.
- To stabilize and enhance property values and ensure predictability and fairness in the development process.

1. **WHERE TO FIND APPLICATIONS?**
2. **WHO TO TALK TO?**
3. **REVIEW**
4. **DECISION**

Applying to Develop Your Property

What steps do I need to take to make changes to my property? The Administration and Procedures chapter of the LDC guides how applications for development projects are accepted, reviewed, and acted upon by staff and/or local elected officials. The LDC also tells you whether you can make a change without needing to get it approved!

Why does the LDC address this? Well-written regulations make it easy for citizens, for staff, the development community, and City officials to know exactly what is required for approval of applications and help ensure consistent and predictable administration over time.

WHERE CAN I FIND CURRENT APPLICATIONS AND FORMS FOR THESE DEVELOPMENT PROCESSES?

Applications and further information are available on the City's website.

YOUR INPUT MATTERS!

Please visit https:/tampa.gov/tampaforward/ to learn more about this project, share your thoughts, and register for future updates.