



## Introduction and the Zoning Map

### What is a Land Development Code?

The Land Development Code (LDC) is the adopted law of the City that regulates land use, growth, and development. It divides the City into different zoning districts that are applied in different geographic areas of the City. The geographic area where each zoning district applies is identified on the City's Official Zoning Map.

The LDC tells you **what** can be built on your land depending on **where** your land is located, what special rules might apply depending on where your land is, **and how** to get permission for your project, as well as if permission is required.

### What is the Tampa Forward project?

The City's LDC has not been comprehensively updated in nearly 40 years. Since then, it has received numerous amendments to add new zoning districts, update development standards, accommodate changes to the City's land use vision, and reflect changes in state law, but these have been incorporated in a piecemeal fashion.

**Tampa Forward** is the City's initiative to comprehensively rewrite the LDC. The updated LDC will include a more intuitive organization, clear language, and more precise standards, and will better support the City of Tampa's vision established in the comprehensive plan.

### What is the LDC: How-to-Guide?

This document is a brief walk-through of the various elements of the new LDC. It explains where to find the different rules and regulations that direct development, how different parts of the LDC affect development, and what to expect when working through the development process.

For explanations of the purposes of district, use, and development regulations, please check out the Tampa Forward **Zoning 101** handout.

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As you work through this guide, keep an eye out for these numbered boxes. They show the steps a property developer will take as they work through the process.

### Where do I start if I want to use this LDC?

**Zoning districts** are the fundamental building block of the LDC. Each piece of land in the city is assigned to at least one zoning district. You can find the list of zoning districts on the city's zoning map, which you can access at <https://www.tampa.gov/development-coordination/zoning/maps> or by scanning this QR code.

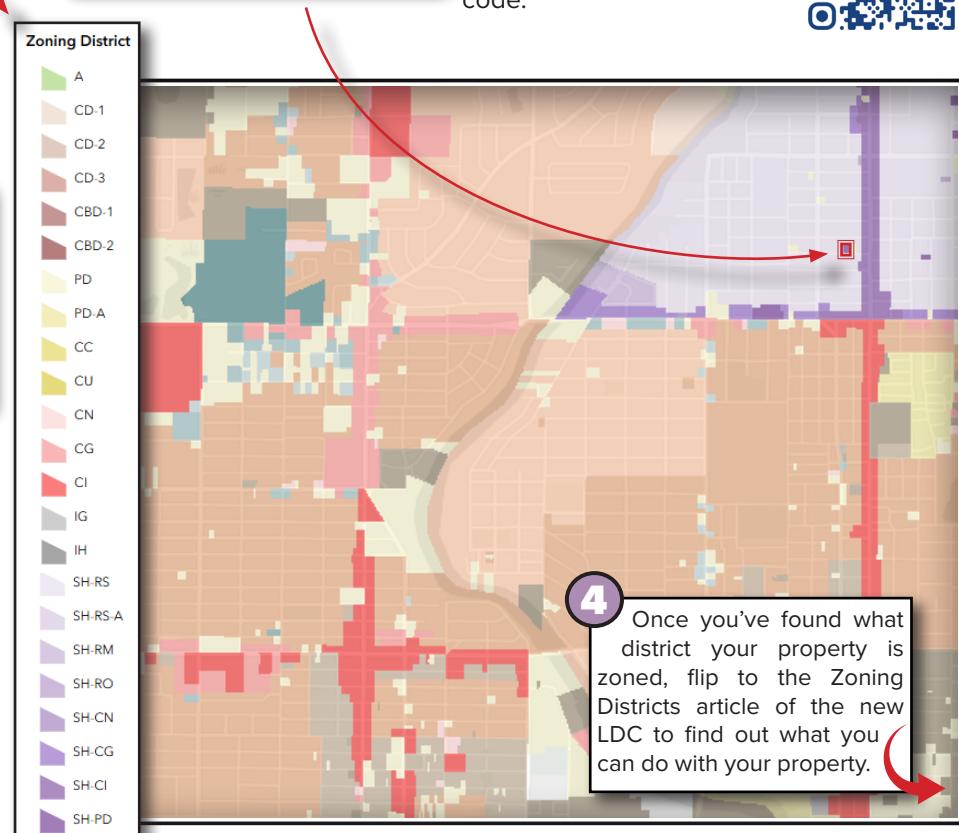
2

Find your property on the map.



#### Zoning District

A
CD-1
CD-2
CD-3
CBD-1
CBD-2
PD
PD-A
CC
CU
CN
CG
CI
IG
IH
SH-RS
SH-RS-A
SH-RM
SH-RO
SH-CN
SH-CG
SH-CI
SH-PD



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Use the legend to find out what zoning district (or districts) your property is located in. This particular property is in the SH-Cl district: "Seminole Heights/Commercial Intensive."

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Once you've found what district your property is zoned, flip to the Zoning Districts article of the new LDC to find out what you can do with your property.



## Zoning Districts

### Where on my land can I develop?

The **Zoning Districts** article of the LDC (Article 3) identifies the basic standards that apply to land in that district. Each district includes a statement about the purpose of the district (see #5), a photo or illustration of the desired form of development, a reference to Article 4 which is the part of the LDC that regulates how the land can be used (see #6), the basic standards that establish where and how big buildings can be on the site (see #7 and #8), and a reference to all other standards that apply in the district (see #9).

**5** The name and purpose of each district are listed at the top of the page.

Some land is also in an **overlay district**, which adds additional standards that regulate land development.

**8** The **dimensional diagram** gives a bird's eye view of how the district standards work to regulate development.

#### 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

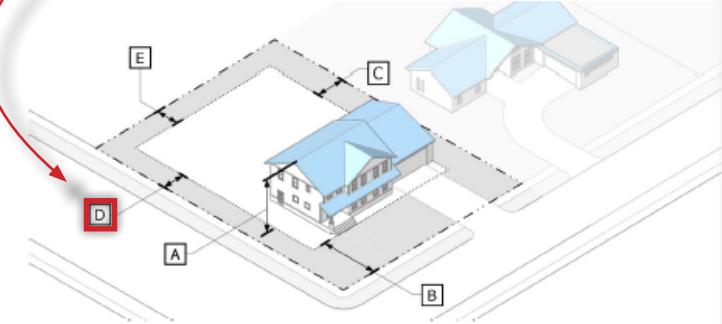
Development in the RSE district shall comply with the standards in Table 3.2.3-A: RSE District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

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

Standard	Value
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
<b>Building Setbacks, min (ft)</b>	
B Front	30
C Side	10

**7** Setbacks, build-to lines, and other measurements tell you **where** on your lot you can put any buildings and how tall they can be.

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



##### 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
	Interior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
	Exterior Wall Standards	Article 6	Subdivision Standards
	Form and Design Standards		

**9** Clicking any of the links in these two subsections will take you to other regulations that apply to development in the City.



## Use, Development, and Subdivision Standards

### What can I put on my land?

The **Use Regulations** article of the LDC tells you how you are allowed to use your land. It also includes the special rules (or exceptions) that apply to some uses.

There are four kinds of uses. The **principal** use is the main activity on a lot, such as a house.

**Accessory** uses support the principal use, like a drive-through window for a restaurant.

**Temporary** uses are just that—temporary. And

**alcoholic beverage** uses authorize the sale and consumption of alcoholic beverages.

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This is the **principal use table**. It is one of the four use tables in the LDC. The following steps show how to use this kind of table.

### What else do I need to do to comply?

The **Development Standards** article contains additional regulations that control the design of development. This includes features like off-street parking, landscaping, tree protection, signs, site access, neighborhood compatibility, and more. Make sure to check each of those sections to ensure your project complies with the applicable development standards.

For development that involves changes to land boundaries, you may also need to check out the **Subdivision Standards** article, which explains the requirements for dividing property. Both of these sections will be developed in the **third installment** of the updated LDC.

**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

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All of the base zoning districts are listed in this row.

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-RM	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
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Radio/TV transmitter site

Transportation service facility

Utility, major<sup>379</sup>

Utility, minor<sup>380</sup>

Utility transmission site

Water transport

**Commercial**

**Adult-Related Uses**

Adult uses, all

Doggie day care

Dog grooming

Kennel

Veterinary clinic

**Commercial Lodging**

Bed and breakfast

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At the intersection of the **district column** and **use row** you can see whether a use is permitted in the district without special approval (P), allowed as a special use (S1 or S2), allowed in special circumstances in existing buildings (R) or prohibited (blank). The next page of this handout shows how to find the process that may apply before you can initiate a use.

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This column identifies any **use-specific standards** that apply to a specific use. Click on the link to go right to that section. Some use-specific standards apply throughout the city, and some only apply in certain districts.





## Administrative Provisions and Other Standards

### Who do I need to ask?

Article 2: **Administration** includes the procedures that apply to land development—whether you want to rezone your land to a new district, get a sign permit, or seek a variance from the standards in the LDC. Article 2 will be delivered in **the second installment** of the updated LDC.

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If your proposed development requires approval, you'll need to complete a series of steps including meeting with city staff, filling out an application (staff will make sure you fill out the right one), working with the city to ensure the public has been notified (when necessary), and waiting for your application to be reviewed. Here are some examples of major procedures.

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Some applications might only require a staff review before they're approved. Others might require review, recommendation, or approval by other bodies—including City Council. These entities are all described in this article.

### Learn More

And that's how the LDC works! For more information about **Tampa Forward**, or the City's development processes and regulations generally, please visit <https://tampa.gov/tampaforward/> or scan this QR code.



### What's going on in those other articles?

**Nonconformities** provide standards for properties that may have complied with prior versions of the LDC, but do not currently comply because the regulations have changed. **Enforcement** establishes how the City can enforce the rules of this LDC against property owners. Finally, **General Provisions** includes miscellaneous other important regulations like transitional provisions (how applications filed under the old LDC are addressed in the new LDC) and establishes the effective date of the new LDC.

These sections will be delivered in the future installments of the updated LDC.

Procedure	Use Case
<b>Text Amendment</b>	To change the comprehensive plan or the LDC, generally to implement a city-wide policy change.
<b>Zoning Map Amendment</b>	Also known as a “rezoning.” For when the district your property is in isn’t the district you think it should be in.
<b>Major Subdivision</b>	For splitting up large lots into many smaller lots and developing appropriate street patterns and utility easements.
<b>Certificate of Appropriateness</b>	Ensures that the change being made to a historic property maintains the character of the historic district in which it’s located.
<b>Grand Tree Removal Permit</b>	If you need to remove a large tree that provides shade and aesthetic value to the entire area.
<b>S-2 Special Use Permit</b>	Pathway to permit and place conditions upon uses that affect their surrounding area in dramatic or unpredictable ways.
<b>S-1 Special Use Permit</b>	Pathway to permit and place conditions upon uses that require consideration of contextual circumstances prior to permission.
<b>Variance</b>	A way to get an exemption from a regulation when the regulation doesn’t account for an unusual physical quirk of a given lot.
<b>Administrative Adjustment</b>	A tiny, uncontroversial variance that shouldn’t gum up the hearing calendar of the Variance Review Board.
<b>Formal Interpretation</b>	A “quick-fix” to resolve situations where provisions in the code might be unclear or not account for complex contexts.
<b>Appeal</b>	How to get another body to “double-check” an application decision without having to take it to court.