

TAMPA FORWARD
BUILDING TOMORROW TOGETHER

LAND DEVELOPMENT CODE ASSESSMENT

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CLARION

In association with

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I. Introduction

Introduction and Purpose

Tampa’s Land Development Code (LDC) is the set of regulations that govern how land is developed in the City. Even though the regulations have served the City well, it has been more than 40 years since they were last comprehensively updated—and conditions have changed. The City has experienced significant growth over those years, from about 275,000 residents in the mid-1980s to more than 400,000 today. Most of the City is now developed. Consequently, future growth and development will occur largely through redevelopment of existing properties and infill development on underutilized or vacant parcels of land. Certain land use and development policy direction for the City’s future growth directed in the comprehensive plan is not incorporated in the current regulations. In addition, recent events have demonstrated the importance of improving the resilience of new growth and redevelopment to severe storms.

Over the past 40 years the LDC has been updated on an *ad hoc* basis hundreds of times to address specific planning and development issues. These changes have resulted in a set of development regulations that today are difficult to understand and navigate, are not user-friendly, and contain numerous inconsistencies, ambiguities, and errors.

For these reasons, the City is embarking on an effort to comprehensively update the current LDC. The effort is called **Tampa Forward: Building Tomorrow Together**. It is an ambitious and important project in the life of the City, since it will establish the rules governing growth and development/redevelopment in mid-21st century Tampa. It is expected that the project will take a little more than two years to complete. It will be accomplished in five tasks, which are set out in the graphic below, along with the schedule.



The first phase of the project, Task 1: Project Initiation and Orientation, took place between April and September 2024. The goal of Task 1 was to hear from people living and working in the City about what works well in the current LDC, what does not work well, and what should be the key goals for the project. To accomplish these objectives, the project team met with City staff, City residents, business owners, civic organization representatives, development professionals, other stakeholders, and elected officials; conducted a public forum; and took part in several reconnaissance tours of the City. In addition, an online survey was released which asked those interested in responding to identify goals they believed should be accomplished in the project; the 663 responses were reviewed and synthesized.

This Land Development Code (LDC) Assessment is the key work product to be completed in Task 2: Land Development Code Assessment. Based on the community and staff input received in Task 1, and the



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policy direction provided by the City’s comprehensive plan and other relevant plans, it identifies the key goals for the project, evaluates whether and the extent to which the current LDC addresses those goals, and then provides recommendations for how the updated LDC should be changed to address these key goals. This LDC Assessment was made available for public review in February 2025, and a public forum is scheduled for **March 3**. Please visit the City’s website at [Tampa.gov/TampaForward](https://tampa.gov/TampaForward) for information about the public forum. At the forum, the project team will summarize the Assessment and its recommendations, answer questions, and receive community input on the proposed recommendations.¹

Overview of LDC Assessment

This Assessment is meant to encourage community conversations about the key planning and development goals that should be addressed in the updated code, and the changes to the code that need to be made to achieve those goals. More specifically, it evaluates the current LDC in relation to the key goals the community has identified for future growth and development, as well as modern zoning best practices, and identifies changes to the current regulations that need to be made to achieve those goals. The Assessment and the recommendations will be revised, as appropriate, based on input received from the community and the direction received from the City Council. Once this is done, the actual drafting of the rewritten LDC will start in Task 3: Draft Updated Land Development Code. The Assessment will be used as a road map for the drafting.

The Assessment includes eight main themes:

- ★ Theme 1: Simplify, Better Organize, and Make the Land Development Code (LDC) More User-Friendly
- ★ Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process
- ★ Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions
- ★ Theme 4: Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing
- ★ Theme 5: Update, Consolidate, and Make the Development Standards More User-Friendly in Ways That Better Implement the Policy Direction of the City and the Comprehensive Plan
- ★ Theme 6: Protect Residential Neighborhoods from More Intense Adjacent Development
- ★ Theme 7: Support Revitalization in Appropriate Locations in the City
- ★ Theme 8: Enhance the Sustainability and Resiliency of Development

Organization of Code Assessment

The Assessment itself is organized into three major parts. **Part I** is this Introduction. **Part II** is the Diagnosis, which identifies the key goals that should be addressed in the update, along with

¹ The City’s comprehensive plan is being updated in a separate project called [Live Growth Thrive 2045: Tampa Comprehensive Plan Update](https://planhillsborough.org/livegrowthrive2045/). That effort is led by the Hillsborough Planning Commission. The updated plan is anticipated to be adopted by the City Council in the first half of 2025. Relevant new policy direction related to land use and development in the comprehensive plan update will be incorporated into the LDC during drafting of the updated LDC. For further information about Live Growth Thrive 2045, visit <https://planhillsborough.org/livegrowthrive2045/>.



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recommendations for how these goals can be achieved in an updated code. **Part III** is an Annotated Outline that shows how the updated LDC would be restructured and organized if the goals identified in the Diagnosis are implemented as recommended.

Residents, business and property owners, those who work in the City, elected and appointed officials, and others are encouraged to read this Assessment and identify the parts with which they agree—as well as the parts they believe should be changed—to help promote a vigorous and open exchange of ideas. We also ask that you read the Assessment with an open mind about different ways of collaborating in order to accomplish the City’s desired goals for future growth and development.

For more information about Tampa Forward and how to be involved in the development of the updated Land Development Code, please visit the project website at Tampa.gov/TampaForward.



II. Diagnosis

Theme 1: Simplify, Better Organize, and Make the Land Development Code (LDC) More User-Friendly

Theme Summary

The updated LDC can be made more user-friendly by establishing a more logical and intuitive organization, creating an easier-to-use document format, using more precise and clear language, and including more graphics to communicate key zoning concepts. In addition, detailed application requirements and similar materials should be removed from the LDC and included in a separate “Procedures Manual.”

Tampa’s Land Development Code (LDC) was last comprehensively updated in 1984. In 1990, the regulations were moved to their current location, in Chapter 27 of the City Code. Since then, the City Council has adopted more than 250 ordinances that have amended almost every single provision in the regulations. However, these changes have been done in a piecemeal fashion. The accumulated changes have resulted in a confusing, unwieldy, and difficult-to-navigate document with around 300,000 words and numerous internal inconsistencies. Due in part to its age and the frequent amendments, the LDC lacks features commonly included in modern codes. For example, it does not include:

- ★ A logical, straightforward, and consistent hierarchy and structure within each major chapter or article;
- ★ A visually engaging and easy-to-navigate document layout;
- ★ Clear and precise language that reduces ambiguity or confusion;
- ★ General standards that are established in one place and cross-referenced elsewhere, in lieu of repetitive language;
- ★ Graphics, illustrations, and photographs that demonstrate key zoning concepts; and
- ★ Straightforward and well-designed tables.

Residents, City staff, developers, and elected officials expressed a desire for an updated code that is easier to understand and use. We suggest this can be achieved in five ways.

1.1. Make the Structure More Logical and Intuitive

Most of the City’s current LDC is contained in Chapter 27 of the Code of Ordinances.² The overall organization is generally consistent with best practices—development review and approval procedures are consolidated in one article (Article II), zoning districts and use regulations are placed in Article III (although overlay districts are in Article IV), and most development standards such as off-street parking

² Section 27-6 of the City Code states that the LDC includes not only Chapter 27 but several other sections of the City’s code that govern concurrency management, water wellfield protection, several sections of the stormwater ordinance, transit stop facilities and driveways, multimodal transportation impact fees, sanitary sewer and wastewater discharge regulations, and Chapter 43, Zoning, of the 1971 Code. These other code sections are limited and are proposed to remain outside of the code section that will replace Chapter 27.



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and landscaping are consolidated in Article VI. However, and despite this top-level organization, some provisions are scattered throughout the document. For example, while Article II is named “Administration and General Procedures,” there are many administrative procedures located elsewhere in the LDC, such as the tree protection permits in Article VI, Division 4, Subdivision 2, and the procedures for approval of residential overlay districts in section 27-232.

This comprehensive update provides an opportunity to reorganize and restructure the LDC in a more logical fashion. Most modern codes organize land use regulations in a hierarchy based on procedural and substantive relationships. **Figure II-1: Proposed Organization of Updated LDC**, shows the proposed organization of Tampa’s updated Land Development Code, which is set out in more detail in Part III: Annotated Outline of Updated LDC. This is the organization we recommend for the LDC update.

Under the reorganized structure, general provisions such as the name of the updated Zoning Ordinance and transitional provisions are located in Article 1: General Provisions. All of the development review procedures are consolidated into one article (Article 2: Administration). All zoning districts (Article 3: Zoning Districts) and use regulations (Article 4: Use Regulations) are consolidated into two integrated articles. All site development standards such as off-street parking and loading, landscaping, exterior lighting, and open space standards are consolidated and set out in Article 5: Development Standards. Standards specifically relating to subdivision are consolidated into Article 6: Subdivision Standards.

The remaining sections of the LDC are included in the remaining articles. Nonconformity provisions are consolidated into proposed Article 7: Nonconformities. Enforcement provisions are consolidated into Article 8: Enforcement. Finally, all definitions and rules of measurement are consolidated in Article 9: Definitions, Rules of Construction and Interpretation, and Rules of Measurement, at the end of the document, since they typically serve as a supplementary reference tool rather than as a primary source of regulatory information.

Figure II-1: Proposed Organization of Updated LDC

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

1.2. Improve Document Formatting and Referencing

The City’s current LDC is accessed through Municode. When viewed online or printed, there are no section “breadcrumbs” in the page headers or footers, making it hard for readers to understand where they are located in the document, especially in the context of longer, multiple-page provisions.

The cross-references in the current LDC are hyperlinked, so code users can click on a reference to go to other applicable portions of the code. However, the cross-references go to the top of each section and not to any subsections, which can make it difficult to find applicable regulations. For example, Section 27-156, Official schedule of district regulations, lays out the purpose of each zoning district, lists allowable uses within each zoning district that is not a special district, provides key dimensional and intensity standards such as minimum lot size, required setbacks, and building height maximums, and



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establishes maximum density standards. However, because the code document only links to the top of the section, a code user needs to dig through this section with thousands of words to find the relevant standards.

In addition, each section is consecutively numbered (with some numbers reserved at the end of divisions and articles), and the section numbers bear no relationship to the section of the code in which they are located. This makes it difficult to determine, at a glance, where a specific provision is located in the code hierarchy and how it applies.

To improve readability, modern codes use distinctive heading styles to distinguish various sections, subsections, paragraphs, and subparagraphs more clearly. We have included an example page layout from another community's code in Figure II-2: Sample Code Page. When combined with better alignment, white space, tables, and graphics, the text becomes easier to read and interpret. Other features of modern codes include:

- ★ An easy-to-understand referencing system;
- ★ A detailed table of contents;
- ★ Detailed headers and footers that highlight the section number and topic on each page, allowing a reader to navigate to desired locations;
- ★ Numerous cross-references that stay “live” when exported to PDF or other text formats;
- ★ Color and bold text in appropriate locations; and
- ★ Tables that are clearly separate from the code text and that are well-designed and easy to understand.

We suggest that these techniques be used to enhance the user-friendliness of the updated LDC.³

In addition, we suggest that the updated LDC establish a hierarchy of articles and sections with a logical numbering system—one that anchors regulations within clearly defined articles and sections. The top level of the new hierarchy would begin with the articles (e.g., Article 5: Development Standards); the second level would be sections (e.g., Section 5.3, Landscaping, Buffering, and Screening), and the regulations that relate to each section would be organized in a consistent hierarchy underneath (e.g., Section 5.3.1, Section 5.3.2, and so forth). The same hierarchy would be used throughout each article of the updated regulations. This hierarchy is used within the Annotated Outline in Part III: Annotated Outline of Updated LDC.

³ The updated LDC is proposed to be prepared in Microsoft Word. Updated regulations can be prepared using dynamic references so that the new regulations can be easily amended in the future, meaning staff will be able to generate revised versions of the document with active cross-references. In addition, as the code is drafted, the City and consultant team will work to identify interactive and user-friendly web-based solutions for hosting the updated LDC and zoning map.



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Figure II-2: Sample Code Page

Dynamic Header

Prominent Titles

Nested Text

Balance Between Text and White Space

Illustrations with Captions

Adoption Date & Page Numbers

District-Specific Development Standards
Town Center Residential District
Subsection 5.3, Site Layout and Building Organization

5.3 Site Layout and Building Organization

A. INTENT

(i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District; and

(ii) To facilitate a range of housing options within walking distance of the Main Street District.

B. CONTEXTUAL FRONT YARD SETBACKS

(i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)

(ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:

(1) 10 feet for detached single-family, and

(2) 15 feet for townhomes and multi-family.

Figure 18

SITE LAYOUT AND BUILDING ORIENTATION: TOWN CENTER RESIDENTIAL DISTRICT

Existing Home

Single-Family Infill Development

MIN 10'

Existing Homes

Infill Development

1 Contextual front yard setback not applicable where less than three existing homes exist on a block.

2 Minimum front yard setback applies.

3 Existing homes oriented towards street.

4 Direction of infill development is consistent with existing development.

5 Multi-family buildings, with multiple street frontages provide entrances along each street frontage.

Morrisville Town Center Code—Final Draft, December 2009 PZB Recommendation Version 49

1.3. Make the Language Clearer and More Precise and Reduce Duplication

A common complaint from staff, stakeholders, and the general public is that the current LDC does not provide clear standards for development. In many cases, this is because the language in the current LDC is imprecise. In some instances, different code provisions contradict one another. This lack of clarity invites different interpretations, creates uncertainty for development applicants as well as review boards, the public, and staff, and results in general dissatisfaction with the City's development regulations and distrust of the development review and approval process. Staff have tried to adapt by issuing internal interpretations of unclear code provisions, but this unpublished guidance increases complexity and may not be consistently applied.

One way to make regulations more user-friendly is to use clear and precise regulations. Although some regulations do not lend themselves to exact numbers, the use of numerical ranges and elimination of general or aspirational language can generate greater consensus about the effect of different provisions. Using clear and objective standards helps to ensure that the regulations are consistently applied to each project that comes forward for review.

In the LDC update, all procedures, standards, and other regulatory language will be reviewed and, where appropriate, modified with clear, precise, and measurable standards consistent with the City's planning and development goals. All existing definitions will be reviewed and updated, as needed, and new definitions will be added. Special effort will be made to draft provisions that are clear to laypeople as well as development, design, and engineering professionals. A formal system for addressing code interpretations will also be developed.



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There are instances in the LDC where language is repeated multiple times with minor differences. For example, several of the overlay district regulations in Article IV, Division 2 include nearly, but not quite, identical language describing compliance and review procedures.⁴ It is unclear if the different language is intentional and meaningful, or if they are drafting errors that crept up over time. Key terms are defined multiple times.⁵ This duplicative language also makes updating the code more challenging and increases the risk that some provisions will be correctly updated while others are missed.

To address this problem, the updated LDC will include regulatory language once and include appropriate cross-references. (For example, the duplicative language in the current set of development review and approval procedures for individual development and permit applications will be consolidated into a set of standard procedures that apply generally to all development applications (so there is no need to duplicate the language for each individual application). This is discussed in more detail in Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process.)

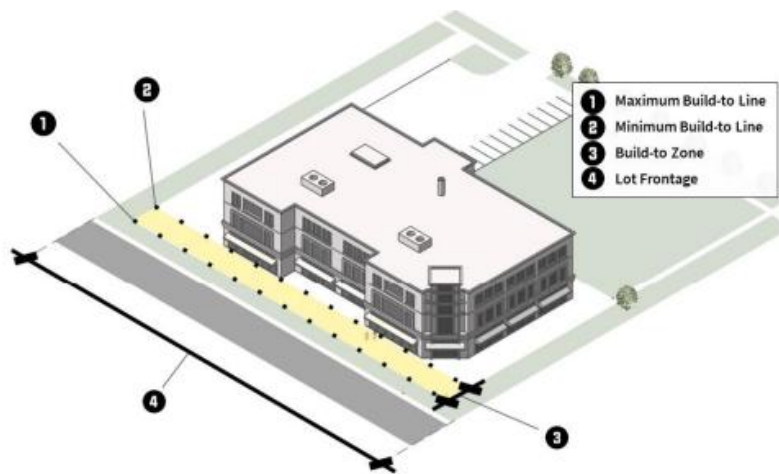
1.4. Use Graphics, Illustrations, Photographs, and Tables that Clarify Zoning Concepts and Rules

Graphics, illustrations, photographs, and tables help communicate zoning concepts and rules and improve the readability of the regulations. They convey information concisely and, in many instances, more clearly than text alone, eliminating the need for lengthy, repetitive text. The current regulations do not take advantage of current graphic design concepts and tools that produce clear and useful figures and tables that help explain or establish zoning requirements.

1.4.1. Graphics, Illustrations, and Photographs

Outside of some of the special districts, the current LDC lacks graphics, illustrations, or photographs. Instead, it relies on text to convey most regulatory concepts. The graphics, illustrations, and photographs that are present are often dated and illegible, like Diagram 8-1 and 8-2 in Section 27-178. Other existing graphics are difficult to interpret (like Diagram 5-3 in Section 27-161), are rotated on the screen (like Figure 19-3 in

Figure II-3: Sample Graphic from Another Code



⁴ For example, see Section 27-236(g) (review procedures for South Howard Commercial Overlay District), Section 27-238(e) (plan review procedures for Westshore Overlay District), and Section 27-243 (Kennedy Boulevard Corridor District Development Design Standards).

⁵ For example, the term “build-to-line” is defined in Section 27-212.2, Table 211.2.2a, Note 1; Section 27-211.2.3, Table 211-2.3a, Note 1; Section 27-211.2.4, Table 211.2.4a, Note 1; Section 27-211.2.5, Table 211.2.5a, Note 1; Section 27-211.2.6, Table 211.2.6a, Note 1; and Section 27-212.3, Table 212-1, Note 1.



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Section 27-203), or lack labels or text referring to the graphic (like the graphic in Section 27-211.10). The existing graphics also vary greatly in style and have no cohesive graphic design theme.

The reliance on text misses an opportunity to visually communicate the desired intention behind various regulations. Increasing the number and type of graphics throughout the LDC to help illustrate procedures, development form, and other zoning concepts (such as parking space dimensions and landscaping and screening requirements), and updating current graphics, would make the regulations more user-friendly. Figure II-3: Sample Graphic from Another Code, shows a sample illustration from another recently updated code. Using more photographs to demonstrate both preferred and discouraged development forms and patterns will also improve the clarity of the regulations.

1.4.2. Summary Tables

Summary tables can present information succinctly and eliminate repetition or inconsistent terminology. While the current LDC includes multiple tables, many are extremely long and designed in a confusing way; in addition, they bury important information in table notes. Illustrative examples are the tables in the Neighborhood Mixed Use (NMU) district regulations (Sections 27-212 through 27-2127.7).⁶

Tables are appropriate for presenting some types of information, but not all. General definitions and important regulatory standards (such as minimum separation distances between uses) should be placed in the main text of the code. Table notes should be reserved for specific technical matters relating to specific table values that cannot fit in the table cell.

Another challenge with the current LDC is that similar content is spread across multiple tables with inconsistent design. For example, Table 4-1 contains the schedule of permitted, accessory, and special uses by district for most zoning districts, but each special district includes its own version of this table. (See the discussion in Section 3.5, Clarify Uses in a More Logical and Functional Framework.)

We suggest the updated LDC use well-designed and well-formatted tables that make appropriate use of color. Tables should be consistently formatted for readability, with a clear difference between headings and content. All tables should be labeled according to the subsection in which they are located, so they can be more easily referenced from elsewhere in the document. Table notes should be used sparingly, only to clarify a table's content or provide specific, limited exceptions. Finally, new tables should be added where appropriate. For an example of a well-designed table, see the proposed updated set of development review and approval procedures in Table II-1: Proposed Development Review Procedures, in Section 2.2.2. Add a Summary Table of Development Review Procedures.

1.5. Consider Using a Procedures Manual

The current regulations include extensive details relating to application submittal requirements. Some are quite lengthy and detailed. For example, the Historic Preservation Review and Compliance procedures require that an applicant provide 13 copies of a site plan noting the location of a long list of

⁶ Table 212-1 includes a drawing, a key with 21 abbreviations, three sections that present dimensional, building form, and other requirements for the three NMU districts, and 17 table notes. Table 212-2 combines a use table and minimum required parking ratios, and includes one set of numbered table notes (e.g., [1], [2], and so forth) that provide additional standards for uses, and a separate set of lettered table notes (e.g., [A], [B], and so forth) that apply to the parking standards. These table notes include a mix of definitions, limitations, allowable reductions to the minimum parking standards, and other regulations.



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required elements at a defined scale. (Section 27-70 (d)(2)a). Another example is the detailed list of contents required for an application for special use described in Section 27-127(b)(3).

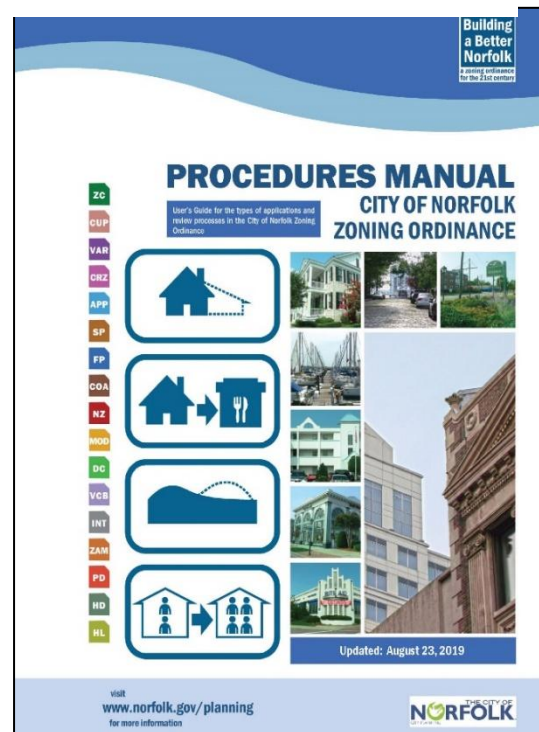
We recommend removing such submittal requirements from the regulations and placing them in a Procedures Manual that is authorized to be prepared by the Director of Development and Growth Management, with consultation from other responsible departments in the City. An example Procedures Manual from another community is shown in Figure II-4: Sample Procedures Manual.

In addition to application content requirements, the Procedures Manual could also include information about application fees, schedules for application processing, and details about nuts-and-bolts staff review processes. The manual might also include a summary or explanatory information on how to use the regulations or more effectively participate in application review processes, as well as checklists to ensure applicants address required issues up-front.

These detailed requirements are typically subject to frequent minor modifications and corrections as practices evolve and new technology becomes available. If they are included in the updated LDC, the City would be required to amend the regulations each time the requirements change. Moreover, long lists of application requirements clutter the regulations, making them harder to use.

Many modern codes use a Procedures Manual to assist in the efficient administration of regulations. We recommend the City consider such a practice for the updated LDC. If this is not done, we suggest the application requirements be placed in an Appendix to the regulations and referenced, as appropriate.

Figure II-4: Sample Procedures Manual



II. Diagnosis

Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process

Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process

Theme Summary

The development review and approval procedures in the LDC should be updated to support a more efficient and predictable review process. To improve the legibility of the regulations and make them easier to use, all rules governing development review procedures should be consolidated into one chapter in the updated LDC and organized in a logical manner. A standard set of review procedures should be established that governs the review of all development applications. Clear and precise review criteria should be drafted for each review procedure to guide the body making the decision to approve or deny each different type of development application. For applications that may have more significant impacts on existing neighborhoods, a new “neighborhood meeting” procedure is recommended to encourage communication between applicants and neighbors at an early stage of a development project.

In addition, it is recommended that the design exception procedure be replaced by a more limited “administrative adjustment” procedure. Furthermore, it is recommended that most appeals of administrative decisions be decided by a Hearing Officer (appointed by the City Council), instead of the current practice which directs most appeals to the City Council.

A characteristic of an effective Land Development Code is a set of clear, transparent, and effective development review regulations. Development review regulations establish the process for the review and decision for a development application, such as a request for a zoning map amendment or a sign permit. The regulations establish rules such who can submit the application, who the application is submitted to, who is notified that the application has been filed, how staff reviews the application, who provides advice and who makes the decision, and what criteria are used to decide whether an application should be approved, approved with conditions, or denied.

The development review procedures in the current LDC supported the City’s rapid growth and development. When development review issues arose over time, the City adopted code amendments to try and improve the process. However, there is still room for improvement. Based on meetings with staff, stakeholders, and the public during the project kickoff, and responses from the online survey, there is a general consensus in the community that the development review procedures would benefit from significant revisions to make them more efficient, clear, and precise, and produce more predictable outcomes. Our review of the current procedures, especially in light of current best practices for development review, supports this consensus.

Four basic suggestions for improvement are made:

- ★ **First**, all rules and regulations governing the procedural review of development should be consolidated into one article in the updated LDC. As suggested in Section 1.1, Make the Structure More Logical and Intuitive, the procedures should be consolidated into Article 2: Administration, of the updated LDC.



II. Diagnosis

Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process

- ★ **Second**, there should be a standard set of review procedures that apply uniformly to each different type of application procedure. The standard procedures would include rules governing development review for all applications—from the pre-application stage to post-decision. If a specific development review procedure needs to vary from the standard procedures, an exception can be set out. Setting out a set of standard procedures will make development review more efficient, consistent, and more concise, and will make the updated regulations easier to understand.
- ★ **Third**, there should be clear and precise criteria that apply to the review of development applications, so that members of the public and decision-makers understand how decisions will be made and what review criteria will be applied to each application.
- ★ **Fourth**, updates should be made to the existing set of development review procedures to reduce duplication of language in the LDC and improve the efficiency and predictability of the development review process. Among the recommendations are changes to the process for appeal of administrative decisions and consolidation of several duplicate procedures.

These recommendations are discussed in further detail below.

It is important to note that updates to the development review procedures will lead to a more efficient and predictable process only if the substantive standards in the LDC are easy to interpret and provide clear guidance for staff, neighbors, and developers. Therefore, these recommendations are closely linked to the proposed updates to the development standards that are discussed in detail in Theme 5: Update, Consolidate, and Make the Development Standards More User-Friendly in Ways That Better Implement the Policy Direction of the City and the Comprehensive Plan. Changes to both the development review procedures and the development standards are needed for the City to have efficient and predictable development review processes.

2.1. Review of Organization and Structure of Existing Development Review Procedures in the LDC

Many, but not all, of the development review procedures in the current LDC are included in Article II, Administration and General Procedures. Some important procedures, however, are included in other sections of the LDC. Moreover, in several cases, there are multiple copies of identical procedures repeated in the code. For example, there are three separate procedures that allow applicants to gain variances from the standards in the LDC due to a hardship. Variances are reviewed and decided by the Barrio Latino Commission (BLC) (Section 27-96) for land in the Ybor City Historic District, by the Architectural Review Commission (ARC) (Section 27-114) for land in other historic districts, and by the Variance Review Board (VRB) (Section 27-80) for land elsewhere in the City. The process for submission of an application and review and decision-making by the applicable body are nearly identical for each of the three variance procedures, but the same language is repeated three different times. This use of repetitive language makes the LDC lengthier and more complex.

Generally, the review of the City's current development review procedures identifies the following deficiencies:

- ★ Procedures are not all consolidated into one article in the Ordinance;
- ★ There is no summary table that lists all the procedures;



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- ★ There is no set of standard review procedures, which means many standard review steps (such as application submission) are duplicated;
- ★ Individual procedures are organized in different, inconsistent ways;
- ★ Some procedures lack clear decision-making standards; and
- ★ Decision-making standards for some procedures are vague and allow too much interpretive discretion.

To improve the clarity and efficiency of the City’s development review procedures and to provide increased predictability, it is recommended that the following changes be made to the overall development review procedures in the update LDC:

- ★ Consolidate all development review procedures into a single article of the updated LDC—Article 2: Administration;
- ★ Add a summary table of all development review procedures;
- ★ Add a neighborhood meeting provision for certain types of applications, such as site-specific zoning map amendments;
- ★ Establish a set of standard procedures that apply to all procedures, with exceptions as noted for each individual application type. These include procedures such as application submission, determination of application completeness, public notice, staff review of an application, public hearings, review, and recommendation by an advisory board (such as the Planning Commission), review and decision by the decision-making body, and post-decision actions such as expiration of any approval and appeal;
- ★ Include graphics that illustrate key steps in the development review procedures;
- ★ Consolidate duplicate procedures, while carrying forward relevant distinctions where necessary;
- ★ Assign the responsibility for deciding most appeals of administrative decisions to a Hearing Officer; and
- ★ Establish clear criteria for decision-making.

In addition, the following changes are recommended to individual development review procedures:

- ★ Replace design exceptions with an administrative adjustments procedure that allows more limited modifications, subject to clear criteria;
- ★ Add a procedure for formal interpretation of LDC provisions; and
- ★ Reorganize and better integrate the subdivision procedures with the other development review procedures.



2.2. Recommended Updates to the Organization and Structure of the Development Review Procedures

2.2.1. Proposed Reorganization of Development Review Procedures

As discussed in Section 1.1, Make the Structure More Logical and Intuitive, we suggest locating all procedures for development review in one article, Article 2: Administration. This new Article 2 would lay out the roles and responsibilities of each review body and establish standard procedures common to all development applications, as well as review standards and any special rules needed for specific development applications.

The only exception to this reorganization would be the variance and appeal procedures relating to flood-resistant development, currently located in Section 5-121 of the City Code of Ordinances. These would remain consolidated with the substantive flood damage provisions due to their specificity and the requirements of state and federal law.

More specifically, we recommend that the new Article 2: Administration, be organized into five sections.

- ★ Section 2.1 will provide an overview of the entire article.
- ★ Section 2.2 will include a summary table of development procedures (similar to Table II-1: Proposed Development Review Procedures below). This table will list each development review procedure in the updated LDC and identify each body with responsibility for review and decision-making, as well as whether a public hearing is required.
- ★ Section 2.3 will establish the different City entities involved in the development review process, including the City Council, the Variance Review Board, the Hearing Officer (see Section 2.2.8 below), the Architectural Review Commission, and the Barrio Latino Commission. Each entity's roles, responsibilities, powers, and duties in the development review process will be clearly set forth and described.
- ★ Section 2.4 will describe a set of standard procedures that apply to most development review procedures.
- ★ Section 2.5 will describe the specific procedure for each type of development application, identifying any modifications from the standard procedures, and include the criteria used for making decisions.

Some of these recommendations are discussed in more detail below.

2.2.2. Add a Summary Table of Development Review Procedures

A best practice in modern development codes is to include a table summarizing the development review procedures, including the decision and advisory responsibilities of all entities involved in the development review process. This improves readability and provides the reader with a quick overview of how the City reviews and acts on applications. We recommend including such a table in the updated LDC. A table that incorporates the recommendations discussed earlier is provided in Table II-1: Proposed Development Review Procedures.



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Table II-1: Proposed Development Review Procedures

D = Decision S = Staff Review R = Recommendation A = Appeal

<> = Public Hearing ^ = Applies if located in a historic district

* = Pre-application conference required # = Neighborhood meeting required

Review Procedure	Development Coordination Manager	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals								
Comprehensive Plan								
<i>Text amendment</i>	S [1]			S			R	<D>
<i>Future Land Use Map (FLUM) amendment</i>	S [1]			S			R	<D>
LDC text amendment	S			S			<R>	<D>
Zoning map amendment								
<i>Large-area zoning map amendment</i>	S			S^			R	<D>
<i>Small-area zoning map amendment*#</i>	S			S^			R	<D>
<i>Planned Development zoning map amendment*#</i>				S^			R	<D>
<i>Historic district designation</i>		S	<R>					<D>
Designation or modification of overlay district	S						R	<D>
S-2 Special Use Permit*#	S							<D>
Subdivision								
Major subdivision								
<i>Preliminary plat*#</i>	S							D
<i>Construction drawing</i>	D							
<i>Final plat</i>	S							D
Minor subdivision	S							D
Land alteration permit	D							
Modifications to approved phase boundaries for a phased development	D							
Vacation	S							D
Replat/Amendment	S							D
Historic Preservation								
Certificate of appropriateness								
<i>Certificate of appropriateness, major</i>		R		<D>				
<i>Certificate of appropriateness, minor</i>		D		<A>				
<i>Certificate of appropriateness for relocation or demolition, historic district</i>		R		<D>				
<i>Certificate of appropriateness for relocation or demolition, historic properties</i>		S		<D>				
Contributing status designation		R	<D>					
Right-of-way encroachment, historic district		S		D				
Natural Resources								
Landscape and tree planting permit concurrent with building permit application	D							
Tree pruning permit	D							
Protected tree removal permit	D					<A>		



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Table II-1: Proposed Development Review Procedures

D = Decision S = Staff Review R = Recommendation A = Appeal

<> = Public Hearing ^ = Applies if located in a historic district

* = Pre-application conference required # = Neighborhood meeting required

Review Procedure	Development Coordination Manager	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Grand tree removal permit	S			<D>^	<D>			
Wetland buffer determination and development	D					<A>		
Upland habitation plan	D					<A>		
Administrative Determinations								
Vested rights (common law) determination	S							<D>
S-1 Special Use Permit	D					<A>		
S-2 Special Use Permit minor change	D					<A>		
PD-A detailed site plan	D							<A>
Site-plan zoning district minor change	D							
Design District review	D					<A>		
Transfer of development rights (TDR)								
TDR certificate of availability	D	R						
TDR certificate of transfer	D							
Other Permits								
Sign Permits								
Zoning compliance for sign permit [3]	R							
Sign placement, historic district		S		D				
Alternative sign plan	D							
Historic sign restoration, rehabilitation, or reconstruction			[2]	D				
Commercial communication tower site permit*	D							=
Alcoholic beverage sales permit revocation or suspension	S							<D>
Development of Regional Impact	S							<D>
Relief								
Variance	S			<D>^	<D>			
Administrative adjustment	D				<A>			
Reasonable accommodation	D					<A>		
Interpretations								
Formal interpretation	D							<A>
Certification of regulations applicable to a parcel	D					<A>		



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NOTES

- [1] Comprehensive plan text amendments and FLUM amendments are reviewed by the Director of City Planning.
- [2] Recommendation by Historic Preservation Manager.
- [3] Decision by the Building Official.

2.2.3. Establish a Set of Standard Development Review Procedures

In all development codes, different development review procedures share common elements. For example, in all cases staff performs a review of the application. In several parts of the current code, similar elements of the review process are repeated multiple times. It is recommended that the updated LDC establish common development review procedures in one place, to reduce redundancy and the risk of inconsistencies making their way into the code. Any exceptions would be identified in the specific procedures for each type of application. This new section would include standard procedural requirements addressing the following:

- ★ Pre-application conferences;
- ★ Neighborhood meetings (see Section 2.2.4, Add a Neighborhood Meeting Requirement);
- ★ Who has standing to submit applications;
- ★ Completeness determination provisions (the rules staff uses to determine if a development application is complete, and an applicant’s opportunity to submit revisions if the application is incomplete);
- ★ Rules governing preparation of the staff report (including referral to other City, county, or state agencies, as appropriate);
- ★ Public notification (including Good Neighbor Notice) and public hearing requirements;
- ★ Deferral and withdrawal of applications upon request of the applicant;
- ★ Procedures for review and approval of applications by staff, the Hearing Officer, other decision-making bodies, and City Council (including the imposition of conditions of approval);
- ★ Appeals;
- ★ Post-decision actions and notifications;
- ★ Amendments or minor modifications to approved applications; and

Figure II-5: Sample List of Applicable Review Procedures

a. Informational Meeting Not Applicable.
b. Pre-Application Community Meeting Not Applicable.
c. Application Submission Applicable (See 2.4.3, Application Submission).
d. Determination of Completeness Applicable (See Sec. 2.4.4, Determination of Completeness).
e. Application Amendment or Withdrawal Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).
f. Staff Review and Action Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.A.4, Arbor Permit Review Standards. The Director’s decision shall be one of the following: <ol style="list-style-type: none">1. Approval of the application; or2. Denial of the application.
g. Scheduling of Public Hearing and Public Notification Not Applicable.
h. Deferral of Public Hearing Not Applicable.



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- ★ Expiration and lapse of approval.

These standard procedures are proposed to be included in Section 2.4 of the updated LDC. In Section 2.5, each individual procedure would be set out. For each individual procedure, any exceptions to the standard procedures would be identified, and the criteria used to make the decision on the that particular development application will be set out. For example, a pre-application conference would not be required for a variance request but might apply to an application for a zoning map amendment. A public hearing would be required prior to making a decision on an application for a zoning map amendment, but not for a sign permit. See Figure II-5: Sample List of Applicable Review Procedures, for an example from another community's code of a set of review procedures for a specific type of development application.

2.2.4. Add a Neighborhood Meeting Requirement

A neighborhood meeting is one way to augment public participation efforts. Neighborhood meetings are used by an increasing number of local governments throughout the country as a tool to get development applicants to meet with neighbors and landowners surrounding a proposed development to (1) share information about a proposed project, (2) hear neighbor concerns, and (3) attempt to resolve these concerns in an informal setting. These kinds of meetings provide an opportunity for neighbors and applicants to engage early in the development plan process and inform each other of their perspectives.

The timing and requirements for neighborhood meetings vary from community to community. In some communities, the neighborhood meeting is optional. If the applicant decides to proceed with the neighborhood meeting, parameters are established in the code about how notice is to be given and how the meeting is conducted. In other communities, neighborhood meetings are required to be conducted prior to submission of an application. In still other communities, the neighborhood meeting is required prior to completion of staff review of the application.

In addition, in some communities the Director of Development and Growth Management is authorized to require an applicant to conduct a neighborhood meeting prior to completion of the staff report on the application if the development proposed is anticipated to generate a certain level of impact on adjacent lands, roads, or public facilities.

We suggest the most appropriate time to conduct a neighborhood meeting is before the application is submitted. If that is not possible, the second-best option is to conduct the meeting before the staff report is prepared on the application. Requiring a pre-submission neighborhood meeting, ideally held in the neighborhood affected by the project, allows the applicant to work with the community and generate a proposal that is mutually beneficial and addresses as many of the public's concerns as possible. This could potentially streamline the process by heading off issues that would otherwise arise late in the development approval process. The applicant would submit as part of the development application a report on the neighborhood meeting that includes the number of people who attended, a summary of information shared by the applicant, and a summary of the questions asked and concerns raised by attendees. This report would be made available to the public along with other application materials.



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We suggest the City consider including a pre-submission neighborhood meeting requirement for certain types of applications, including most zoning map amendments, planned development map amendments, and S-2 special use permits. The regulations would include standards that waive the neighborhood meeting requirement for applications for projects that would not have significant impacts on surrounding land uses.

2.2.5. Include Graphics to Demonstrate Key Steps in the Application Review Process

Flowcharts can be helpful in presenting the key steps of each development review process in a succinct manner. It is recommended that each development review procedure in the updated LDC includes a flowchart that illustrates the steps in the standard procedure that apply to a specific type of application, and the steps that do not apply. A sample graphic from another code is shown in Figure II-6. Example Standard Procedures Flowchart.

Figure II-6. Example Standard Procedures Flowchart



2.2.6. Consolidate Duplicative Procedures

Repeated language makes a development code lengthier and more difficult to use. In the current LDC, there are several procedures that largely duplicate each other. It is recommended that several of these duplicate procedures be consolidated in the updated LDC. These includes the following:

- ★ The three variance procedures (for variances heard by the Variance Review Board, the Barrio Latino Commission (BLC), and the Architectural Review Commission (ARC)) would be consolidated into one variance procedure.
- ★ The separate certificate of appropriateness procedures that apply in the Ybor City Historic District (reviewed and decided by the BLC or BLC administrator) and the City's other historic districts (reviewed and decided by the ARC or ARC administrator) would be consolidated, with the decision made by the BLC, ARC, BLC administrator, or ARC administrator, as applicable.
- ★ The design review procedures for development in the CBD districts (Section 27-181.2(2)), CD districts (Section 27-181.2(2)), and Seminole Heights districts (Section 211.1(e)). 211.1(e) would be consolidated (separate design standards would continue to apply to each set of districts).

During the drafting, any irrelevant or unintended differences between the consolidated procedures will be removed. Any intentional differences, such as the criteria for removal of a protected tree versus a grand tree or the additional decision-making criterion that applies to variances decisions made by the BLC or ARC versus variance decisions made by the VRB, will be carried forward.



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2.2.7. Consolidate Most Staff-Level Decision-Making Authority to the Development Coordination Manager

The current LDC assigns decision-making authority over different development review applications to multiple designated officials. Section 27-51 lists the positions of code administrator, zoning administrator, planning and urban design manager, natural resources coordinator, city transportation engineer, ARC administrator, and BLC administrator, as the individuals responsible for administering the LDC.

According to staff, the positions identified in Section 27-51 do not line up with the City's current organizational structure or how decisions are made under the current LDC. In addition, the duties of the ARC Administrator, the BLC Administrator, and the Historic Preservation Manager are all undertaken by the Historic Preservation Manager.

It is recommended that in the updated LDC, most administrative authority be assigned to one professional-level staff person. That professional-level staff person will be authorized to delegate any of their duties to other professional-level staff. This will ensure that the City administers the code in accordance with the text of the updated LDC, while providing flexibility for staff to delegate decision-making to appropriate staff. Based on discussions with staff, the position assigned most administrative responsibilities is proposed to be the Development Coordination Manager. (One exception to this general rule involves the administration of applications relating to historic preservation. These duties will be assigned to the Historic Preservation Manager, who will also assume the duties of the ARC Administrator and BLC Administrator.)

2.2.8. Assign Appellate Authority for Review of Most Decisions to a Hearing Officer

Under the current LDC, the City Council decides most appeals of decisions made by staff. This includes appeals of some of the most common types of staff—for example, decisions on applications for S-1 special use permits and alternative design exceptions. Many of these determinations include requests for waivers from development standards in the LDC, including requests for waivers from off-street parking and loading standards (Section 27-283), natural resources standards (Section 27-284), and design standards for single-family attached and semi-detached residences (Sections 27-282.8 through 27-282.10).

Based on our review of the current development standards and feedback during the project kickoff, some of these appeals occur because existing development standards are ambiguous and do not provide clear guidance to applicants, staff, or the general public. Appeal is then made to the City Council to make a decision based on its own review of the application. In that way, the appeal is used to “fill in the gaps” of the current LDC.

Other appeals occur because the substantive development standards do not accurately reflect the type of development that is feasible to produce in the City. Therefore, for development to take place (even development that the City supports), applicants are required to apply for an alternative design exception or apply for rezoning to a Planned Development district. In either case, the ultimate decision is made by the City Council. As a result, City Council is involved as the final decisionmaker in the review of a large number of development applications.



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It is generally not considered a best practice in land use administration for an elected body to be involved in the review of a large number of development applications. The City Council's primary role should be to establish land use and development policy through adopting the LDC and its zoning districts (including what types of uses should be permitted in certain districts and at what densities and intensities), assigning zoning districts to land in the City, considering changes to the zoning districts through rezonings and/or planned developments, and establishing development and site design standards in the LDC that govern the essential characteristics of development and redevelopment (like a building's relationship to the street, the amount of parking required to be provided, the trees that should be preserved on a site, and the landscaping that should be established). The role of staff and other review boards is to implement and administer this policy direction. If the rules establishing the land use policy direction are clear and precise, the review boards and staff should have clear direction on how to apply the rules and standards in a fair manner, and appeals should be relatively infrequent. When they do occur, appeals should be limited to more technical issues that can be better resolved by impartial factfinders. Appeals are quasi-judicial proceedings that should be evaluated and decided based on the facts in the record and the rules in the LDC.

For these reasons, and given the other changes recommended in this Assessment, we suggest that the updated LDC focus the City Council's development review responsibilities on establishing land use policy, and the staff's and other review boards' responsibilities on implementing land use policy. This would result in the City Council maintaining its responsibilities for making certain key policy decisions and other decisions required by state law including comprehensive plan amendments, zoning map amendments, S-2 special use permits, a variety of subdivision applications, vested law determinations, and alcoholic beverage sales, as well as appeals from staff decisions on PD-A detailed site plans and interpretations of the LDC (see Table II-1: Proposed Development Review Procedures), but reducing the role of the City Council in making decisions on appeals for most development applications.

An appeal involves a limited, more technical review of whether an error was made in applying specific development standards, based on the record established for the decision being appealed. Experience teaches that a Hearing Officer, appointed by the City Council, would more appropriately fulfill this role, since the Hearing Officer is usually better equipped to review the record, establish the relevant facts, and then determine whether the specific (and usually technical) review standards is properly applied.⁷ The application types for which a

⁷ An appeal of the Hearing Officer's decision could be to state circuit court.



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Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process

Hearing Officer would hear appeals are identified in Table II-1: Proposed Development Review Procedures.^{8/9}

2.2.9. Establish Clear Criteria for Decision-Makers to Increase the Predictability of the Development Review Process

As discussed earlier, clear decision-making criteria are critical for effective and efficient review of development applications. They provide guidance to decision-makers and help settle expectations for applicants and neighbors. During drafting of the updated LDC, all decision-making criteria will be updated to provide clear guidance and reference the applicable development standards that should be evaluated during review of the application.

2.3. Update Specific Development Review Procedures to Improve Clarity and Transparency

2.3.1. Add New Administrative Adjustment Procedure to Replace Alternative Design Exceptions

The current LDC includes a procedure that allows for minor modifications of existing development standards called the alternative design exception. There are two types of design exceptions permitted. Design exceptions 1 (DE1) are requests for modifications to a) design and dimensional standards for the special districts and overlay districts, b) access, parking, and loading requirements in Article VI, Division 3, c) landscaping and tree planting requirements, d) wetland and upland habitat standards, and e) fence and wall standards. Design exceptions 2 (DE2) are requests for modifications to the standards set out in Table II-2: Design Exception-2 Allowed Modifications:

Table II-2: Design Exception-2 Allowed Modifications

Dimensional Standard	New Tampa, South Tampa, and Westshore Planning Districts	University and Central Tampa Planning Districts
Front, corner, or rear yard setbacks	Up to 10 percent	Up to 25 percent
Side yard	Up to 1 foot (up to 25 percent to preserve specimen or grand trees)	
Building height	Up to 10 percent	

⁸ One reason for the number of appeals is that many of the development standards in the current LDC are unclear and lack precision. Therefore, staff is required to make decisions with little guidance, and aggrieved parties are incentivized to appeal to City Council for a “second bite at the apple.” One way to reduce uncertainty and increase predictability for developers and neighbors is to update the development standards to be more measurable and precise. See Theme 4: Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing.

⁹ It is also suggested that the updated code authorize the City Council to appoint one or more Hearing Officers for a defined term (e.g., three years); and that a Hearing Officer meet certain minimum qualifications that demonstrate their knowledge about land use and development issues, and the law. The updated code should also include rules governing when and how a Hearing Officer could be removed by the City Council.



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Both DE1 and DE2 allow a broad range of administrative modification to standards in the Ordinance, including all of the off-street parking requirements—the number of spaces required, the design of parking lots, and site access and egress. The decision-making criteria are general and provide minimal direction. For example, one criterion is whether the request is consistent with the “general intent of this chapter [the LDC] and the Tampa Comprehensive Plan.” The Comprehensive Plan contains more than 600 objectives and policies relating to land use, which can make it difficult to determine whether a proposal is consistent with the plan’s “general intent.”¹⁰

It is unusual for a development code to grant staff such broad authority to staff to modify standards. Based on discussions during the project kickoff, the process has several flaws. First, there is a lack of predictability in the process. Staff is granted broad powers with inadequate criteria upon which to base their decision. Staff does their best, but it is common for staff to approve a design exception and City Council to overturn it. Second, while decisions are to be made by staff on the basis of the application, the standards in the LDC, and the decision-making criteria, the public is notified of each application under the City's Good Neighbor Notice policy. This creates the impression that public input should impact the decision, even if the application should be granted based on the standards in the code. This helps breed mistrust in staff's decisions. Third, the current process allows developers to receive multiple exceptions at different stages of the development process. While in some cases issues arise during site development that may necessitate additional waivers from standards in the LDC, there is a general belief that most of these late waiver requests could and should have been requested earlier in the development process.

It is recommended that design exceptions be replaced with a new administrative adjustment procedure. Like the design exception procedure, the administrative adjustment would allow minor adjustments to dimensional standards such as height and setbacks, and to specific other numerical development standards. The review criteria would be refined to ensure that the requested modifications are necessary, that the adjustment will not detrimentally affect the character of the area or surrounding lands, will not have an adverse impact on surrounding lands, and will result in development that conforms with the general intent of the district where the adjustment is proposed. Limits would be established on the number of adjustments that a single project could receive.

Some of the modifications permitted under the design exceptions process would not be allowed. This includes many of the DE1 modifications, such as the broad authority to modify off-street parking, wetland, and landscaping requirements. The substantive development standards will be updated to reduce the number of typical design exception requests that are required. For some standards, the updated LDC will include opportunities for modifications

¹⁰ Staff is required to consider that the exception a) does not interfere with others’ rights and does not injure the public health, safety or general welfare; that it provides “a reasonable allowance of use under the specified circumstances of each application,” that it achieves the general intent of the LDC and the comprehensive plan; that it is the “minimum possible exception under specific circumstances,” and that it is consistent with plans for the property. An additional criterion applies to requests for setback reduction—staff is required to evaluate the “unique circumstances of the property” such as the location of existing protected or grand trees or existing buildings or structures, existing property elevations, or other unique conditions.



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based on more precise criteria. For example, applicants seeking reductions in the amount of required off-street parking may be able to reduce the number of required parking spaces by a certain percentage for mixed-use developments provided specific criteria are met. (See also Section 5.2, Update Off-Street Parking Standards and Add Off-Street Loading Requirements.)

2.3.2. Add a Procedure for Interpretations of the LDC

Many modern zoning codes include provisions that authorize the Director of Development and Growth Management to issue formal written interpretations of provisions of the LDC. These interpretations are typically issued in response to questions posed by citizens regarding textual interpretations, interpretations of the zone district boundaries, and interpretations of whether an unspecified use falls within a use classification. We recommend that a process be established for obtaining these interpretations, and that the provision provide that a publicly accessible record of all interpretations be made available for public inspection.

2.3.3. Update Subdivision Procedures and Integrate with Other Administrative Procedures

The modern trend is to more closely integrate subdivision regulations and zoning regulations. In the current LDC, all of the procedural and substantive regulations relating to subdivisions are included in Article II, Division 8. As shown in Table II-1: Proposed Development Review Procedures, it is recommended that the subdivision procedures be integrated alongside the other LDC procedures in Article 2.¹¹ The procedures will be reviewed and updated to conform with state law. The new minor subdivision procedure will replace the express subdivision procedure and will permit a streamlined process for minor subdivisions and small subdivisions, carrying forward the provisions in Section 27-153.2.24.

¹¹ Substantive subdivision standards and standards for performance guarantees will be consolidated in Article 6: Subdivision Standards, of the updated LDC.



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Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions

Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions

Theme Summary

Updates to the zoning districts are suggested to achieve several goals. First, a clean-up of the current districts is recommended, which involves:

- Consolidating zoning districts that serve similar purposes (generally, districts that allow the same uses and have the same or similar dimensional and development standards);
- Deleting antiquated districts that have not been used or are no longer needed;
- Simplifying districts that could be made more understandable and efficient;
- Refining existing districts with inconsistencies or conflicts;
- Modernizing and updating the uses in the districts, and making sure each use is defined in the updated LDC; and
- Improving the organization of the uses.

Second, a re-alignment of the zoning districts is recommended with the land use policy direction for future growth and development by:

- Adding new districts (e.g., mixed-use districts); and
- Refining the use, form, dimensional, or development requirements in some of the current districts.

And third, modernizing the general format and structure of the districts, and making them more graphically rich is recommended.

In addition, it is important to note that along with the consolidation of some of the residential districts, allowing a more diverse range of housing types is suggested, as appropriate, to allow for “missing middle” housing; a new set of mixed-use districts that support mixed-use, walkable development within different development contexts is proposed; and updates to clarify and simplify the special districts such as Ybor City, Seminole Heights, Channel, and the Central Business Districts.

Finally, it is recommended that all principal uses be consolidated into a single use table that is more logically organized, and that the zoning districts include a more user-friendly district layout and organization.

Zoning districts and allowable uses are core elements of a land development code. They establish the general development character of different geographical areas in the community. They identify what uses can take place in different parts of the community, and in some instances their basic development forms. Based on policy direction in the Comprehensive Plan, additional input received during project



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kickoff meetings, and our independent review of the current regulations, a modernization and restructuring of the current zoning districts is suggested as part of this code update, to better align the districts with plan policy direction and other identified community goals, incorporate best practice tools, and simplify and make the district structure more user-friendly.

In considering how best to restructure and modernize the zoning districts, a systematic evaluation was conducted. It involved:

- ★ First, an evaluation of the current zoning district structure;
- ★ Second, an evaluation of this existing structure in relation to the City’s land use policy direction for future growth and development from the Comprehensive Plan and other community goals expressed during the kickoff meetings; and
- ★ Third and finally, consideration of the community’s general desire to modernize and make the updated code more user-friendly and efficient.

The results of this systematic analysis consisted of the following basic recommended changes to the organization and structure of the zoning districts:

First, a clean-up of the current districts, which involves:

- ★ Consolidating zoning districts that serve similar purposes (generally, districts that allow the same uses and have the same or similar dimensional and development standards);
- ★ Deleting antiquated districts that have not been used or are no longer needed;
- ★ Simplifying districts that could be made more understandable and efficient;
- ★ Refining existing districts with inconsistencies or conflicts;
- ★ Modernizing and updating the uses in the districts, and making sure each use is defined in the updated LDC; and
- ★ Improving the organization of the uses.

Second, aligning the zoning districts with the land use policy direction for future growth and development by:

- ★ Adding new districts (e.g., mixed-use districts); and
- ★ Refining the use, form, dimensional, or development requirements in some of the current districts.

And **third**, modernizing the general format and structure of the districts, and making them more graphically rich.

This analysis is summarized below in Section 3.1, Current Zoning Districts, Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help Meet the City’s Land Use Goals and Reduce Use of Planned Development, and Section 3.3, Proposed Revised Zoning District Structure.

The presentation of the restructured district layout is followed by recommendations on how to improve the format and layout of the zoning district regulations generally, in Section 3.4, Establish More Graphically Rich and Consistent Zoning District Organization. It concludes with suggestions on



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modernizing and simplifying the system for classifying uses and use-specific regulations (Section 3.5, Clarify Uses in a More Logical and Functional Framework) and recommendations for updates to the set of permitted principal, accessory, and temporary uses.

3.1. Current Zoning Districts

3.1.1. Overview of Current Zoning Districts

There are 53 base zoning districts and eight overlay districts in the City’s current development regulations. Of the 53 base districts:

- ★ Twenty-six (26) are general base districts, that may be applied throughout the City;
- ★ Twenty-five (25) are “special districts” that are applied in specific parts of the City—Ybor City, Seminole Heights, downtown (the Central Business District), the Channel Districts, and the Municipal Airport Districts; and
- ★ Two are planned development districts.

Of the 26 general base districts, 12 are residential districts. Of those 12 residential districts, five are primarily single-family in character (RS-150: Residential Single Family, RS-100: Residential Single Family, RS-75: Residential Single Family, RS-60: Residential Single Family, and RS-50: Residential Single Family), even though several allow limited institutional or recreation uses. Seven are multifamily districts (RM-12: Residential Multi-Family, RM-16: Residential Multi-Family, RM-18: Residential Multi-Family, RM-24: Residential Multi-Family, RM-35: Residential Multi-Family, RM-50: Residential Multi-Family, and RM-75: Residential Multi-Family).

There are four office districts that are intended to accommodate several different types of office uses. The RO: Residential Office district allows single-family detached and attached dwellings, and low intensity office uses compatible with the character of the residential neighborhood in which it is located. The RO-1: Residential Office-1 district allows lands for medium density single-family detached and attached dwellings, two-family dwellings, and medium intensity office uses that are compatible with the character of the residential neighborhood in which it is located. The OP: Office Professional district allows primarily professional and general office development, and institutional uses at intensities greater than the RO-1 district. The OP-1: Office Professional-1 district allows higher intensity institutional development, and professional and general office development, while allowing for limited retail and entertainment uses for mixed-use development.

There are three commercial districts. They include the CN: Commercial Neighborhood district, which is a commercial neighborhood district that allows small-scale, neighborhood serving commercial uses in and proximate to residential neighborhoods; the CG: Commercial General district, which serves as the City’s general commercial district that allows a wide variety of retail and other commercial uses; and the CI: Commercial Intensive district, which allows most of the retail and commercial uses allowed in the CG district, but also intense and heavy commercial and service uses.



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There are three mixed-use districts that are intended to allow for mixed-use development at different scales and densities/intensities (even though to date they have been rarely applied). They are the NMU-16, NMU-24, and NMU-35 neighborhood mixed use districts. The regulations themselves only allow the NMU districts to be applied within the boundaries of a designated Urban Village, as identified in the Comprehensive Plan, although the consistency matrix allows NMU-16 to be applied in most Comprehensive Plan land use categories.

There are two institutional districts. One is the U-C: University Community district, that applies to the University of South Florida lands. The other, PP: Public Parks, is intended to be applied to public park lands, though it is not currently applied.

There are two industrial districts. The IG: Industrial General district, which serves as the City's general industrial district, provides lands for light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment, and vehicular repairs. It is intended to be located in proximity to major transportation facilities and adequate utilities, and as appropriate, can be proximate to residential, recreational, commercial, or related development, if compatible (e.g., through the use of open spaces, landscape, etc.). The IH: Industrial Heavy district, provides lands for intensive manufacturing and industrial uses (as well as junkyards) that generate emissions that are not compatible with commercial, institutional, and residential uses in areas related to the Port of Tampa or other areas capable of supporting such uses.

The 25 special districts provide regulations for five special areas. They are the Ybor City Historic Districts, the Seminole Heights Districts, the Central Business Districts, the Channel Districts, and the Municipal Airport Districts. More specifically:

- ★ The Ybor City Historic Districts consist of nine districts. They are YC-1: Ybor City Central Commercial Core District; the YC-2: Ybor City Residential District; the YC-3: Ybor City Community College District; the YC-4: Ybor City Mixed Use Redevelopment District; the YC-5: Ybor City General Commercial District; the YC-6: Ybor City Community Commercial District; the YC-7: Ybor City Mixed Use District; the YC-8: Ybor City Residential District; and the YC-9: Ybor City Site Plan Controlled District.
- ★ The Seminole Heights Districts consist of eight districts. They are SH-RS: Seminole Heights Single-Family Detached Residential District; the SH-RS-A: Seminole Heights Single-Family Attached Residential District; the SH-RM: Seminole Heights Multi-Family Residential District; the SH-RO: Seminole Heights Residential Office District; the SH-CN: Seminole Heights Commercial Neighborhood District; the SH-CG: Seminole Heights Mixed-Use Commercial General District; the SH-CI: Seminole Heights Mixed-Use Commercial Intensive District; and the SH-PD: Seminole Heights Planned Development District.
- ★ There are two downtown districts: CBD-1: Central Business District-1 and CBD-2: Central Business-2 districts. The same standards apply to each, except that 1) CBD-1 is intended to be applied to the north of the centerline of Jackson Street and west of the centerline of Jefferson Street, while CBD-2 is intended to be applied to the south of the centerline of Jackson Street and east of the centerline of Jefferson Street; and 2) CBD-2 can be applied as a site plan district. Section 27-181.



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- ★ There are two Channel Districts. They are CD-1: Channel District-1 and CD-2 Channel District-2.
- ★ There are four Municipal Airport (M-AP) Districts: M-AP-1, M-AP-2, M-AP-3, and M-AP-4.

There are two Planned Development (PD) districts. The two planned development districts include the PD Planned Development District and the PD-A Planned Development-A District. The difference between the two districts is that the PD district requires a detailed development plan of the district’s proposed development be included as part of the approved PD district, while the PD-A district just requires a conceptual plan be included as part of the approved PD-A district.¹²

The overlay districts include: the South Howard Commercial Overlay District; the New Tampa Commercial Overlay District; the Westshore Overlay District; the East Tampa Overlay District; the West Tampa Overlay District; the Parkland Estates Overlay District; the Kennedy Boulevard Corridor Overlay District; and the Tampa Heights Overlay District.

3.1.2. Lineup of Current Zoning Districts

Table II-3: Current Zoning Districts, summarizes the zoning districts included in the current LDC. The first column provides the name of the zoning district. The second column provides a brief description of the purpose of the zoning district, identifies the amount of land in the City that is assigned to the district, and lists the categories on the Future Land Use Plan (FLUP) that are consistent with the zoning district (in other words, the available FLUP categories to which the zoning district can be applied). See Section 27-21 of the LDC. The third column provides key dimensional standards for the district, such as minimum lot area, required setbacks, and maximum building height.

Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
Residential Districts		
RSF-150: Residential Single Family 150	Provides lands for low-density single-family detached dwellings. 318 acres of land (0.47%) in this district <i>Future Land Use Plan categories:</i> R-3, R-6, R-10, R/OS, P/SP, ESA	Min. lot area 15,000 sf Min. lot width 100 ft Min. front yard: 30 ft Min. side yard: 15 ft Max. height: 35 ft
RS-100: Residential Single Family 100	Provides lands for low density single-family detached dwellings. 675 acres of land (1.0%) in this district <i>Future Land Use Plan categories:</i> R-3, R-6, R-10, R/OS, P/SP, ESA	Min. lot area 10,000 sf Min. lot width 100 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft

¹² In addition, at least 20 acres of land must be included in an application for rezoning to a PD-A district.



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
RS-75 Residential Single Family 75	<p>Provides lands for low density single-family detached dwellings.</p> <p>2,489 acres of land (3.71%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-6, R-10, R-35*, R/OS, P/SP, ESA</p>	<p>Min. lot area: 7,500 sf Min. lot width 75 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft [6]</p>
RS-60 Residential Single Family 60	<p>The district provides lands primarily for medium density single-family detached dwellings.</p> <p>7,726 acres of land (11.5%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35*, R-50*, R-83*, CMU-35*, UMU-60*, RMU-100*, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area 6,000 sf Min. lot width 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft [6]</p>
RS-50 Residential Single Family 50	<p>The district provides lands primarily for medium density single-family detached dwellings.</p> <p>9,130 acres of land (13.6%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35*, R-50*, R-83*, CMU-35*, UMU-60*, RMU-100*, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area 5,000 sf Min. lot width 50 ft Min. front yard: 20 ft Min. side yard: 7 ft Max. height: 35 ft</p>
RM-12 Residential Multifamily 12	<p>Provides lands primarily for medium density single-family detached and two-family dwellings. Multiple family is allowed with a special use permit.</p> <p>50 acres of land (0.07%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-20, R-35, R-50, R-83*, CMU-35, UMU-60, RMU-100*, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area 5,000 sf Min. lot width 50 ft Min. front yard: 20 ft Min. side yard: 7 ft Max. height: 35 ft Max. density: 12 du/acre</p>
RM-16 Residential Multifamily 16	<p>Provides lands primarily for medium density single-family detached, two-family dwellings. Multiple family is allowed with a special use permit.</p> <p>1,969 acres of land (2.93%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-20, R-35, R-50, R-83*, CMU-35, UMU-60, RMU-100*, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area 5,000 sf Min. lot width 50 ft Min. front yard: 25 [4] Min. side yard: 7 ft Max. height: 35 ft Max. density: 16 du/acre</p>
RM-18 Residential Multifamily 18	<p>Provides lands primarily for medium density single-family detached and two-family dwellings. Multiple family is allowed with a special use permit.</p> <p>30 acres of land (0.04%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-20, R-35, R-50, R-83*, CMU-35, UMU-60, RMU-100*, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area 5,000 sf Min. lot width 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft Max. density: 18 du/acre</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
RM-24 Residential Multifamily 24	<p>Provides lands primarily for medium density multiple family development.</p> <p>1,653 acres of land (2.46%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-35, R-50, R-83, CMU-35, UMU-60, RMU-100, GMU, CC-35*, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Min. front yard: 25 [4] Min. side yard: 7 ft Max. height: 60 ft Max. density: 24 du/acre</p>
RM-35 Residential Multifamily 35	<p>Provides lands primarily for medium to high density multiple family development.</p> <p>42 acres of land (0.06%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-50, R-83, UMU-60, RMU-100, R/OS, P/SP, ESA</p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 120 ft Max. density: 35 du/acre</p>
RM-50 Residential Multifamily 50	<p>Provides lands primarily for high density multiple family development.</p> <p>77 acres of land (0.11%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-83, UMU-60, RMU-100, R/OS, P/SP, ESA</p>	<p>Min. lot area 5,000 sf Min. lot width 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 200 ft Max. density: 50 du/ac</p>
RM-75 Residential Multifamily 75	<p>Provides lands primarily for high density multiple family development, which should be located in close proximity to regional shopping, employment, and public transportation opportunities.</p> <p>15 acres of land (0.02%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-83, RMU-100, R/OS, P/SP, ESA</p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Min. front yard: 25 [4] Min. side yard: 7 ft Max. height: n/a Max. density: 75 du/ac</p>
Office Districts		
RO Residential Office	<p>Provides lands for medium density single-family detached and attached dwellings, and low intensity office uses compatible with the character of the residential neighborhood in which it is located; allows religious institutions. Also allows large and small congregate living facilities as S1 special uses. Used as buffer between residential and more intensive commercial and office districts.</p> <p>41 acres of land (0.06%) in this district</p> <p>Site plan district</p> <p><i>Future Land Use Plan Categories:</i> R-3, R-10, R-20, R-35, R-50, R-83, SMU-6, CMU-35, UMU-60, RMU-100, GMU, CC-35, TU-24, R/OS, P/SP</p>	<p>Min lota area: 5,000 sf Min lot width: 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
RO-1 Residential Office-1	<p>Provides lands for medium density single-family detached and attached dwellings, two-family dwellings, and medium intensity office uses that are compatible with the character of the residential neighborhood in which it is located; allows religious institutions. Also allows large and small congregate living facilities as S1 special uses.</p> <p>205 acres of land (0.31%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-20, R-35, R-50, R-83, CMU-35, UMU-60, RMU-100, GMU, CC-35, TU-24, R/OS, P/SP, ESA</p>	<p>Min lota area: 5,000 sf Min. lot width: 50 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 35 ft Max. density/intensity: Per Comp. Plan</p>
OP Office Professional	<p>Provides lands primarily for institutional, professional, and general office development at an intensity greater than the RO-1 district and less than the OP-1 district. Applied to land along arterial and collector streets, as shown on the Roadway Functional Classifications Map.</p> <p>71 acres of land (0.11%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-50, CMU-35, UMU-60, RMU-100, GMU, CC-35, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. Lot width: 60 ft Min. front yard: 25 ft Min. side yard: 7 ft Max. height: 60 ft Max. density/intensity: Per Comp. Plan</p>
OP-1 Office Professional-1	<p>Provides lands primarily for high intensity institutional, professional, and general office development, while allowing for limited retail and entertainment uses for mixed-use development. Applied where specific nodes of intense office and mixed-use development are appropriate, and along arterial or collector streets, as shown on the Roadway Functional Classifications Map.</p> <p>215 acres of land (0.32%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, R/OS, P/SP, ESA</p>	<p>Min. Lot area: 10,000 sf Min. Lot width: 60 ft Min. front yard: 20 [4] Min. side yard: 10 ft Max. height: 200 ft Max. density/intensity: Per Comp. Plan</p>
Commercial Districts		
CN Commercial Neighborhood	<p>Provides lands for limited retail and personal services in residential neighborhoods. Located at appropriate locations to provide daily service needs for residential neighborhoods. Shall not promote strip commercial development.</p> <p>101 acres of land (0.15%) in this district</p> <p>Site plan district</p> <p><i>Future Land Use Plan Categories:</i> R-3, R-10, R-20, R-35, R-50, R-83, CMU-35, UMU-60, RMU-100, GMU, CC-35, LI, HI, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area: 5,000 sf Min. lot width: 60 Min. front yard: 20 [4] Min. side yard: 10 ft Max. height: 35 ft Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
CG Commercial General	<p>Provides lands for a variety of retail and commercial service activities that are compatible with surrounding uses and residential districts.</p> <p>2,154 acres of land (3.21%) in this district</p> <p><i>Future Land Use Plan Categories:</i> CMU-35, UMU-60, RMU-100, GMU, CC-35, LI, HI, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. Lot width: 75 ft Min. front yard: 10 ft Min. side yard: 10 ft Max. height: 45 ft Max. density/intensity: Per Comp. Plan</p>
CI Commercial Intensive	<p>Provides lands for intense commercial activity, permitting heavy commercial and service uses.</p> <p>3,205 acres of land (4.78%) in this district</p> <p><i>Future Land Use Plan Categories:</i> UMU-60, RMU-100, GMU, CC-35, LI, HI, TU-24, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. lot width: 100 ft Min. front yard: 10 ft Min. side yard: 0 ft Max. height: 45 ft Max. density/intensity: Per Comp. Plan</p>
Mixed Use Districts		
NMU-16 Neighborhood Mixed-Use-16	<p>Only zoning district permitted within the NMU land use categories. Allows mixed-use, neighborhood scale office and commercial, and all single-family dwelling uses.</p> <p>0 acres of land (0.00%) in this district</p> <p><i>Future Land Use Plan Categories:</i> NMU-16, NMU-24, NMU-35</p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Front yard build-to-line: 15-20 ft Min. side yard: 5 ft Min. rear yard: 15 ft Max height: 35 ft Max. density/intensity: Per Comp. Plan</p>
NMU-24 Neighborhood Mixed-Use-24	<p>Only zoning district permitted within the NMU FLUM categories. Allows mixed-use, civic, neighborhood scale office and commercial, and all single-family and multifamily dwelling uses.</p> <p>0 acres of land (0.00%) in this district</p> <p><i>Future Land Use Plan Categories:</i> NMU-24, NMU-35</p>	<p>Min. lot area: 5,000 sf Min. lot width: 60 ft Front yard build-to-line: 15-20 ft Min. side yard: 5 ft Min. rear yard: 15 ft Max. height: 60 ft Max. density/intensity: Per Comp. Plan</p>
NMU-35 Neighborhood Mixed-Use-35	<p>Only zoning district permitted within the NMU FLUM categories. Allows mixed-use, civic, neighborhood scale office and commercial, and all single-family and multifamily dwelling uses.</p> <p>47 acres of land (0.07%) in this district</p> <p><i>Future Land Use Plan Categories:</i> NMU-35</p>	<p>Min. lot area: 5,000 sf Min. lot width: 60 ft Front yard build-to-line: 15-20 ft Min. side yard: 5 ft Min. rear yard: 15 ft Max. height: 85 ft Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
Institutional Districts		
U-C University Community	<p>Provides for the appropriate development and arrangement of land uses for the University of South Florida, and to assure a development pattern which is compatible with university operations. The intent of the district is to protect and promote the long-term stability of both the university and its accessory uses.</p> <p>794 acres of land (1.18%) in this district</p> <p><i>Future Land Use Plan Categories: None</i></p>	<p>Min lot area: 1 ac Min. Lot width: 100 ft Min. front yard: 50 Min. side yard: 25 Max. height: 100 ft</p>
PP Public Parks	<p>Designed to identify and protect those publicly owned parcels used or proposed for park, recreation, and open space use.</p> <p>0 acres of land (0.00%) in this district</p> <p><i>Future Land Use Plan Categories None</i></p>	<p>No dimensional standards.</p>
Industrial Districts		
IG Industrial General	<p>Provides lands for light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs, and other light industrial uses. District should be located in proximity to major transportation facilities and adequate utilities, and as appropriate, can be proximate to residential, recreational, commercial, or related development, if compatible (e.g., through the use of open spaces, landscape, etc.). District should not allow heavier industrial uses.</p> <p>3,002 acres of land (4.47%) in this district</p> <p><i>Future Land Use Plan Categories: GMU, LI, HI, TU-24, R/OS, P/SP, ESA</i></p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Min. front yard: 10 ft Min. side yard: 0 ft Height: 60 ft</p>
IH Industrial Heavy	<p>Provides lands primarily for intensive manufacturing and industrial uses that generate emissions and are not compatible with commercial, institutional, and residential uses in areas related to the Port of Tampa or other areas capable of supporting such uses.</p> <p>3,571 acres of land (5.32%) in this district</p> <p><i>Future Land Use Plan Categories: HI, R/OS, P/SP, ESA</i></p>	<p>Min. lot area: 5,000 sf Min. lot width: 50 ft Min. front yard: 10 ft Min. side yard: 0 ft Height: n/a</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
Planned Development Districts		
PD Planned Development	<p>The PD district allows the development of land uses that are in conformance with the adopted FLUE while encouraging maximum land development opportunities and well-designed developments that:</p> <ol style="list-style-type: none"> 1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate, including but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or 2. Includes a mixture of appropriate land uses which may not otherwise be permitted in other districts. <p>5,809 acres of land (8.65%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-3, R-6, R-10, R-20, R-35, R-50, R-83, SMU-3, SMU-6, CMU-35, UMU-60, RMU-100, GMU, CC-35, M-AP, LI, HI, TU-24, R/OS, P/SP, ESA, NMU-16, NMU-24, NMU-35</p>	<p>Dimensional Standards: n/a Max. density/intensity: Per Comp. Plan</p>
PD-A Planned Development- Alternative	<p>The PD-A district, like the PD district, allows the development of land uses that are in conformance with the adopted FLUE while encouraging maximum land development opportunities and well-designed developments. The difference between PD and PD-A is that: the review process for PD-A provides for conceptual approval for planned development districts involving large-scale developments with a lengthy projected buildout time. This alternative review process allows for more flexibility.</p> <p>12,540 acres of land (18.68%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-3, R-6, R-10, R-20, R-35, R-50, R-83, SMU-3, SMU-6, CMU-35, UMU-60, RMU-100, GMU, CC-35, M-AP, LI, HI, TU-24, R/OS, P/SP, ESA, NMU-16, NMU-24, NMU-35</p>	<p>Dimensional Standards: N/A Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
Special Districts		
Central Business Districts		
495 acres (0.7% of City)		
CBD-1 & CBD-2 Central Business District-1 & Central Business District-2	<p>CBD-1 and CBD-2 are the only districts applied in the central business district. Both sub-districts are appropriate for a variety of residential, office, commercial, and mixed-use developments with an urban, pedestrian, and transit-oriented development pattern. Geographically, CBD-1 is typically located in the northern areas of the district, and CBD-2 is typically in the central and southern areas of the district.</p> <p>202 acres of land (0.30%) in CBD-1 293 acres of land (0.44%) in CBD-2</p> <p><i>Future Land Use Plan Categories:</i> CBD</p>	<p>Min. lot area: n/a Min. lot width: n/a Max. height: In accordance with Airport Zoning Regulations and Airport Height Zoning Map Max. density/intensity: n/a</p> <p>(Dimensional standards are identical in CBD-1 and CBD-2)</p>
Ybor City Districts		
672 acres (1.0% of City)		
YC-1 Ybor City Central Commercial Core	<p>Subdistrict consists of lands that serve as the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the tourist, cultural, and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures, and distinctive architecture.</p> <p>74 acres of land (0.11%) in this district</p> <p><i>Future Land Use Plan Categories:</i> CMU-35, UMU-60</p>	<p>Min. lot area: 1,900 sf Min. lot width: 20 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 0 ft Max. height: 45 ft Max. density/intensity: Per Comp. Plan</p>
YC-2 Ybor City Residential	<p>Subdistrict comprises land devoted to residential development including single-family and multifamily dwellings. The regulations are intended to preserve and conserve this predominately single-family and two-family housing form, and to encourage the development of vacant tracts suitable for residential uses.</p> <p>187 acres of land (0.28%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, R-50, GMU</p>	<p>Min. lot area: 2,500 sf Min. lot width: 25 ft Min. front yard: 10 ft Min. side yard: 3 ft Min. rear yard: 10 ft Max. height: 35 ft Max. density/intensity: Per Comp. Plan</p>
YC-3 Ybor City Community College	<p>Subdistrict consists of lands devoted to and designated for development as part of the Hillsborough Community College and support uses.</p> <p>32 acres of land (0.05%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-20, R-35, R-50, CMU-35, UMU-60</p>	<p>Min. lot area: 6,650 sf Min. lot width: 70 ft Max. height: 45 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 0 ft Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
YC-4 Ybor City Mixed Use Redevelopment	<p>Subdistrict consists of primarily vacant lands redesignated for neighborhood redevelopment which supports/enhances the tourist, cultural, and economic functions of the Original Ybor City Historic District, providing an urban mixed-use core to support the revitalization of the district's commercial core.</p> <p>64 acres of land (0.10%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-35, R-50, CMU-35, UMU-60, GMU</p>	<p>Min. lot area: 1,600 sf Min. lot width: 17 ft Max. height: 45 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 0 ft Max. density/intensity: Per Comp. Plan</p>
YC-5 Ybor City General Commercial	<p>Subdistrict allows for retail and commercial service uses and operations, primarily to serve the residents of the immediate area.</p> <p>74 acres of land (0.11%) in this district</p> <p><i>Future Land Use Plan Categories:</i> CMU-35, UMU-60, GMU, LI</p>	<p>Min. lot area: 4,700 sf (SF attached/semi-detached 1,600 sf) Min. lot width: 50 ft (SF attached/semi-detached 17 ft) Max. height: 45 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 10 ft Max. density/intensity: Per Comp. Plan</p>
YC-6 Ybor City Community Commercial	<p>Subdistrict allows for general and intensive commercial uses located on the southern fringes of the district, which provide a transition to the industrial uses to the south and east.</p> <p>89 acres of land (0.13%) in this district</p> <p><i>Future Land Use Plan Categories:</i> UMU-60, GMU, CC-35, LI</p>	<p>Min. lot area: 2,820 sf Min. lot width: 30 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 0 ft Max. height: 60 ft Max. density/intensity: Per Comp. Plan</p>
YC-7 Ybor City Mixed Use	<p>Subdistrict allows uses consistent with the FLUM, and encourages well-designed development that provides for balanced mixed-use development, including residential, while restricting intense commercial/industrial uses, ensuring a viable economic base for the district.</p> <p>59 acres of land (0.09%) in this district</p> <p><i>Future Land Use Plan Categories:</i> CMU-35, UMU-60, GMU, CC-35</p>	<p>Min. lot area: 2,500 sf Min. lot width: 30 ft Max. height: 45 ft Min. front yard: 0 ft Min. side yard: 0 ft Min. rear yard: 0 ft Max. density/intensity: Per Comp. Plan</p>
YC-8 Ybor City Residential	<p>Subdistrict allows development of single-family detached dwellings on relatively large lots in the Expanded Historic District. Regulations are intended to preserve this predominately single-family housing form, and encourage development of vacant tracts suitable for residential uses.</p> <p>87 acres of land (0.13%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, GMU</p>	<p>Min. lot area: 4,356 sf Min. lot width: 40 ft Max. height: 35 ft Min. front yard: 10 ft Min. side yard: 5 ft Min. rear yard: 20 ft Max. density/intensity: Per Comp. Plan</p>



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
YC-9 Ybor City Site Plan Controlled	<p>Subdistrict allows the development of land uses that are in conformance with the FLUM while encouraging well-designed development that:</p> <p>(1.) Is characterized by unique conditions or situations which other Ybor City subdistricts cannot accommodate, including, but not limited to unusual physical or environmental features, transportation, access, etc.; or</p> <p>(2.) Includes a mixture of appropriate land uses, which may not otherwise be permitted in other subdistricts.</p> <p>4 acres of land (0.01%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, R-50, CMU-35, UMU-60, GMU, CC-35, LI</p>	No dimensional standards.
Seminole Heights Districts	2,940 acres (4.4% of City)	
SH-RS Seminole Heights Single-Family Detached Residential	<p>No purpose statement. Development subject to building form standards.</p> <p>2,466 acres of land (3.67%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35*, CMU-35*, CC-35*, R/OS, P/SP</p>	<p>Min. lot area: 5,000 sf</p> <p>Min. lot width: 50 ft</p> <p>Front/street BTL: contextual</p> <p>Min. side setback: 0 ft</p> <p>Min. rear setback: 20 ft</p> <p>Max height: 2 stories (35 feet)</p> <p>Max. density/intensity: Per Comp. Plan</p>
SH-RS-A Seminole Heights Single-Family Attached Residential	<p>No purpose statement. Development subject to building form standards.</p> <p>0 acres of land (0.00%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10*, R-20, R-35, CMU-35*, CC-35*, R/OS, P/SP</p>	<p>Min. lot area: n/a</p> <p>Min. lot width: 50 ft</p> <p>Front/street BTL: contextual</p> <p>Min. side setback: 7 ft</p> <p>Min. rear setback: 20 ft</p> <p>Max height: 2 stories (35 feet)</p> <p>Max. density/intensity: Per Comp. Plan</p>
SH-RM Seminole Heights Multi-Family Residential	<p>No purpose statement. Development subject to building form standards.</p> <p>68 acres of land (0.10%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, CMU-35*, CC-35*, R/OS, P/SP</p>	<p>Min. lot area: n/a</p> <p>Min. lot width: 50 ft</p> <p>Front/street BTL: contextual</p> <p>Min. side setback: 0 ft</p> <p>Min. rear setback: 20 ft</p> <p>Max height: 3 stories (35 feet)</p> <p>Max. density/intensity: Per Comp. Plan</p>
SH-RO Seminole Heights Residential Office	<p>No purpose statement. Development subject to building form standards.</p> <p>3 acres of land (0.00%) in this district</p> <p><i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, SMU-6, CMU-35, CC-35, R/OS, P/SP</p>	<p>Min. lot area: 5,000 sf</p> <p>Min. lot width: 50 ft</p> <p>Front/street BTL: contextual</p> <p>Min. side setback: 7 ft</p> <p>Min. rear setback: 20 ft</p> <p>Max height: 2-3 stories (38 feet)</p> <p>Max. density/intensity: Per Comp. Plan</p>



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Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions

Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
SH-CN Seminole Heights Commercial Neighborhood	No purpose statement. Development subject to building form standards. 8 acres of land (0.01%) in this district <i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, CMU-35, CC-35, R/OS, P/SP	Min. lot area: 6,000 sf Min. lot width: 60 ft Min. front/street setback: 10 ft Min. side setback: 0 ft Min. rear setback: 15 ft Max height: 3 stories (45 feet) Max. density/intensity: Per Comp. Plan
SH-CG Seminole Heights Mixed-Use, Commercial General	No purpose statement. Development subject to building form standards. 121 acres of land (0.18%) in this district <i>Future Land Use Plan Categories:</i> CMU-35, CC-35, R/OS, P/SP	Min. lot area: 7,500 sf Min. lot width: 75 ft Min. front/street setback: 10 ft Min. side setback: 0 ft Min. rear setback: 15 ft Max height: 3 stories (45 feet) Max. density/intensity: Per Comp. Plan
SH-CI Seminole Heights Mixed-Use, Commercial Intensive	No purpose statement. Development subject to building form standards. 257 acres of land (0.38%) in this district <i>Future Land Use Plan Categories:</i> CMU-35, CC-35, R/OS, P/SP	Min. lot area: 7,500 sf Min. lot width: 75 ft Min. front/street setback: 10 ft Min. side setback: 0 ft Min. rear setback: 15 ft Max height: 4 stories (55 feet) Max. density/intensity: Per Comp. Plan
SH-PD Seminole Heights Planned Dev.	No purpose statement. 19 acres of land (0.03%) in this district <i>Future Land Use Plan Categories:</i> R-10, R-20, R-35, SMU-6, CMU-35, CC-35, R/OS, P/SP	No dimensional standards.
Channel Districts	131 acres (0.19% of City)	
CD-1 Channel District-1	This subdistrict is appropriate for a variety of residential, commercial, and industrial uses with an urban and pedestrian development pattern. 56 acres of land (0.08%) in this district <i>Future Land Use Plan Categories:</i> RMU-100, HI	Min. lot area: n/a Min. lot width: n/a Max. height: 175 ft Min. front yard: varies by street (5-15 ft) Min. side yard: 0 ft Min. rear yard: 0 ft Min. corner yard: varies by street (5-15 ft) Max FAR: 3.5 Max. density/intensity: Per Comp. Plan



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
CD-2 Channel District-2	<p>This subdistrict is appropriate for those uses and/or structures using the bonus FAR set forth in the CD-1 subdistrict.</p> <p>40 acres of land (0.06%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, HI</p>	<p>Min. lot area: n/a Min. lot width: n/a Max. height: 175 ft Min. front yard: varies by street (5-15 ft) Min. side yard: 0 ft Min. rear yard: 0 ft Min. corner yard: varies by street (0-15 ft) Max FAR: 3.5 (bonus density available) Max. density/intensity: Per Comp. Plan</p>
CD-3 Channel District 3	<p>35 acres of land (0.05%) in this district</p> <p><i>Future Land Use Plan Categories:</i> n/a¹³</p>	n/a (district no longer exists in the current code)
Municipal Airport Districts	2,942 acres (4.4% of City)	
M-AP-1 Municipal Airport District-1	<p>Areas lying within the boundaries of the approach surfaces or zones to runways 10, 28, 19L, 19R, 1L, and 1R at Tampa International Airport and lying within 5,000 feet of the threshold end of each above-mentioned runway. Because these areas are most affected by aircraft traffic, development in these areas shall promote the maximum safety of aircraft, people, and property, and promote the full utility of the airports.</p> <p>2,538 acres of land (3.78%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, M-AP, LI, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. lot width: 100 ft Min. front yard: 35 ft Min. side yard: 10 ft Min. rear yard: 10 ft Max. height: controlled by Airport Zoning Regulations and Airport Height Zoning Map</p>

¹³ CD-3 district regulations are no longer included in the LDC.



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
M-AP-2 Municipal Airport District-2	<p>Areas lying between the approach surfaces or zones for runways 19L and 19R and runways 1L and 1R at Tampa International Airport (TIA) and within five thousand (5,000) feet of the nearest threshold end of an above-mentioned runway and those areas lying west of runway 19R-1L at TIA to the west edge of the transitional surface of runway 19R-1L at TIA beginning, at the south, at a point 5,000 feet from the threshold end of runway 1L and running to a point, at the north, 5,000 feet from the threshold end of runway 19R. The height of structures and land uses permitted in these areas are of low intensity that reduces population in proximity to the airport and its runways.</p> <p>281 acres of land (0.42%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, M-AP, LI, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. lot width: 100 ft Min. front yard: 35 ft Min. side yard: 10 ft Min. rear yard: 10 ft Max. height: 42 ft</p>
M-AP-3 Municipal Airport District-3	<p>Areas lying within the boundaries of the approach surfaces or zones for runways 19L, 19R, 1L and 1R at TIA and lying beyond 5,000 feet from the threshold end of the above-mentioned runways. The land uses, intensities and heights of structures are limited to those which, for safety purposes, reduce population in the path of aircraft approaching or departing on these runways.</p> <p>93 acres of land (0.14%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, M-AP, LI, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. lot width: 100 ft Min. front yard: 35 ft Min. side yard: 10 ft Min. rear yard: 10 ft Max. height: 70 ft</p>
M-AP-4 Municipal Airport District-4	<p>Areas of land not included in subdistricts M-AP-1, M-AP-2, or M-AP-3. The land uses, intensities and heights of structures are designed to maintain the density of population for safety in areas surrounding the airport.</p> <p>76 acres of land (0.11%) in this district</p> <p><i>Future Land Use Plan Categories:</i> RMU-100, M-AP, LI, R/OS, P/SP, ESA</p>	<p>Min. lot area: 10,000 sf Min. lot width: 100 ft Min. front yard: 35 ft Min. side yard: 10 ft Min. rear yard: 10 ft Max. height: 70 ft</p>
Overlay Districts		
South Howard Commercial Overlay District	Overlay district that establishes additional standards for development in the district including building design, parking, buffers and screening, landscaping, and signs	
New Tampa Commercial Overlay District	Overlay district that establishes additional standards for development in the district including building design, parking, buffers and screening, landscaping, signs, utilities, and access management	



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Table II-3: Current Zoning Districts		
Current Zoning Districts	Description	Key Standards
Westshore Overlay District	Overlay district that establishes additional standards for development in the district including streetscape standards, bonus intensity provisions, building design, parking, buffers and screening, landscaping, signs, and access management	
East Tampa Overlay District	Overlay district that establishes additional standards for development in the district including building design, fences and walls, accessory structures, parking, buffers and screening, landscaping, signs, and access management, with different standards for residential and nonresidential development	
West Tampa Overlay District	Overlay district that establishes additional standards for development in the district including building design, fences and walls, lighting, accessory structures, parking, buffers and screening, landscaping, signs, and access management, with different standards for residential and nonresidential development	
Parkland Estates Overlay District	Overlay district that establishes additional standards for development in the district	
Kennedy Boulevard Corridor District	Overlay district that establishes additional standards for development in the district including streetscape, building design, site layout, accessory structures, access management, lighting, signs	
Tampa Heights Overlay District	Overlay district that establishes additional standards for development in the district including building design, driveway width, off-street parking, accessory structures, accessory dwelling units, and access management, with different standards for residential and nonresidential development	

3.2. Simplify Zoning District Structure, and Add Additional Zoning Districts to Help Meet the City’s Land Use Goals and Reduce Use of Planned Development

Based on an evaluation of the current zoning district structure, the different development contexts within Tampa, the land-use policy direction in the comprehensive plan, feedback received during the project kickoff interviews and meetings, input from the elected officials, discussions with City staff, and a project goal of modernizing and improving the effectiveness, efficiency, and user-friendliness of the LDC, it is recommended that the updated LDC generally include the following revisions.

First, a streamlined and modernized set of **residential districts** that includes:

- ★ Three single-family districts, which are generally carried forward from the current LDC with modernization and refinements, and in limited instances and appropriate locations allow for more diverse and compatible housing types; and
- ★ One multifamily district which is a consolidation and modernization of the existing multifamily districts. This new district would support a greater diversity of housing types and allow limited supporting retail and commercial uses.

Second, a streamlined and modernized set of **business districts** that includes:

- ★ A carried forward and modernized commercial neighborhood district that expands the types of allowed uses to include offices, personal service uses (like pharmacies, nail and beauty salons), financial institutions (banks), and missing middle housing, and includes basic form and design



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standards to ensure district development is at a scale and form that is compatible with the character of the single-family neighborhoods that the development is intended to serve.

- ★ A carried forward and refined commercial general district that includes basic form and design standards to improve the quality of development in the district.
- ★ A single office district that consolidates the existing Office Professional and Office Professional-1 districts, but also allows some missing middle housing types.
- ★ A consolidated Central Business District that largely carries forward the regulations that have supported the growth of the City's downtown over the last decades.
- ★ A modernized and consolidated Industrial district that allows for and supports both existing and new types of industrial uses, while including basic industrial design standards and stronger transitional provisions to ensure the off-site impacts of industrial uses are mitigated in reasonable ways.

Third, a modern set of mixed-use districts that support mixed use, walkable, development in different contexts across the City. More specifically, this includes at a minimum:

- ★ A neighborhood mixed-use district.
- ★ Several different types of corridor mixed-use districts.
- ★ A regional mixed-use district.

Fourth, modernized planned development district options that incorporate recent best practices in zoning.

Fifth, consolidated, modernized, and streamlined special districts for Ybor City and Seminole Heights that more clearly and specifically align with the planning and development goals for those special places.

Sixth, carried forward and refined Channel districts and Municipal Airport districts.

Seventh, carried forward overlay districts that are refined and modernized.

Finally, the characterization of a small group of existing districts as Legacy Districts. These are districts that do not align with the City's vision for future growth and development, have very limited use today, or establish development forms that are better accommodated by other proposed districts. These legacy districts would remain in existence on the zoning district map, and land within the districts could continue to develop under the current district regulations, with the intention the districts will not be expanded or applied in any additional locations in the City.

This proposed zoning district structure is summarized in Table II-4: Proposed Zoning District Lineup. The table is organized as follows:

- ★ **Base Districts**
 - ★ Residential
 - ★ Business
 - ★ Institutional
 - ★ Industrial



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- ★ Mixed-Use
- ★ Special
- ★ **Planned Development Districts**
- ★ **Overlay Districts**
- ★ **Legacy Districts**

Table II-4: Proposed Zoning District Lineup includes three columns. The first column identifies the existing zoning district, unless a new district is proposed (in which case the column is blank). The second column identifies the zoning district proposed in the rewritten LDC. It also identifies if the district is new, results from a consolidation of several existing districts, or is a carry-forward of the existing district. This column also indicates the purpose behind the district; key proposed changes to existing districts are identified with **bold text**. The proposed zoning districts are discussed in greater detail in Section 3.3, Proposed Revised Zoning District Structure.

Table II-4: Proposed Zoning District Lineup	
Existing District	Proposed District
Residential Districts	
<i>RS-150</i> Residential Single Family 150	RSE: Residential Single-Family Estate <i>District carried forward and renamed.</i> Change name to identify as the lowest density single family district. No substantive changes to uses and dimensional standards, and add basic single-family design standards . ¹⁴ See Section 3.3.1(a), Lower-Density Residential Districts.
<i>RS-100</i> Residential Single Family 100	RSS: Residential Single-Family Suburban <i>Consolidate RS-100 and RS-75 districts.</i>
<i>RS-75</i> Residential Single Family 75	Apply most dimensional standards from RS-75 and carry forward existing uses from the two districts. and add basic single-family design standards . See Section 3.3.1(a), Lower-Density Residential Districts.
<i>RS-60</i> Residential Single Family 60	RSU: Residential Single-Family Urban <i>Consolidate RS-60 and RS-50 Districts.</i>
<i>RS-50</i> Residential Single Family 50	Apply most dimensional standards from RS-50 and carry forward existing uses from the two districts. Consider allowing two-family attached and small-scale multifamily (missing middle housing) as either permitted or S1 special use, subject to design standards to ensure they are compatible with the character of single-family detached dwellings. Add basic single-family design standards. See Section 3.3.1(a), Lower-Density Residential Districts.

¹⁴ All design standards for single-family and two-family dwellings will be in accordance with Fla Stat. § 163.3202(5).



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
<p><i>RM-12</i> Residential Multi-family 12</p>	<p>RMF: Residential Multifamily Consolidate the RM-12, RM-16, RM-18, and RM-24 districts into a new Residential Multifamily district.</p>
<p><i>RM-16</i> Residential Multi-family 16</p>	<p>Apply minimum lot width and setback standards of the RM-18 district and the height restrictions of the RM-24 district. Carry forward existing uses in all four districts and permit limited small-scale commercial uses. Add basic multifamily design standards, basic form and design standards for nonresidential uses, and residential compatibility standards. See Section 3.3.1(a), Lower-Density Residential Districts.</p>
<p><i>RM-18</i> Residential Multi-family 18</p>	
<p><i>RM-24</i> Residential Multi-family 24</p>	
<p>Business Districts</p>	
	<p>CN: Commercial Neighborhood Carry forward and refine district.</p>
<p><i>CN: Commercial Neighborhood</i></p>	<p>Carry forward most dimensional standards. Establish maximum floorplate restrictions of 5,000-7,000 square feet for individual buildings. Generally carry forward existing uses, except for single-family detached development. Add a range of office uses and personal services uses. Allow and encourage residential units on the second floor above nonresidential development. Add basic form and design standards. See 3.3.2, Business Districts for more details.</p>
<p><i>CG</i> Commercial General</p>	<p>CG: Commercial General Consolidate CG and CI districts.</p>
<p><i>CI</i> Commercial Intensive</p>	<p>Generally carry forward CG dimensional standards and allowed uses. Add basic nonresidential design standards and “big box” design standards. Add use-specific standards for open storage. See Section 3.3.2, Business Districts.</p>
<p><i>OP</i> Office Professional</p>	<p>OP: Office Professional Consolidate OP and OP-1 districts.</p>
<p><i>OP-1</i> Office Professional-1</p>	<p>Generally apply OP-1 dimensional standards and allowed uses, prohibit new single-family detached dwellings, and consider allowing limited types of missing middle housing. See Section 3.3.2, Business Districts.</p>
<p>Institutional Districts</p>	
<p><i>U-C</i> University Community</p>	<p>U-C: University Community District carried forward.</p> <p>No substantive changes to dimensional standards or allowed uses. Allowable development will be governed by the university’s master plan.</p>



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
	PP: Public Parks
<i>PP</i> Public Parks	<i>District carried forward (although it is not used).</i> No substantive changes to uses or dimensional standards. Consider including environmentally sensitive lands under public ownership in the district.
Industrial Districts	
	IN: Industrial
<i>IG</i> Industrial General	<i>Consolidate IG and IH districts.</i> Generally carry forward IG dimensional standards; uses will be carried forward and modernized, with new standards to limit certain uses based on location and proximity to residential and commercial development. Consider adding basic industrial design standards. See Section 3.3.4, Industrial District.
<i>IH</i> Industrial Heavy	
Mixed-Use Districts	
	MU-N: Mixed-Use—Neighborhood
<i>New district</i>	<i>New mixed-use district.</i> Intend to be applied adjacent to or at key intersections within neighborhoods to support and encourage walkable, pedestrian-friendly, mixed-use, neighborhood-supportive development. See Section 3.3.5(a), MU-N: Mixed-Use Neighborhood.
	MU-C: Mixed-Use—Corridor
<i>New district</i>	<i>New mixed-use district.</i> Intended to be applied along identified corridors to support and encourage walkable, pedestrian-friendly, higher density mixed use development. See Section 3.3.5(b), MU-C: Mixed-Use Corridor.
	MU-R: Mixed-Use—Regional
<i>New district</i>	<i>New mixed-use district.</i> Proposed to be the highest density/intensity mixed use district, intended to be applied at identified nodes and other locations in the City where the highest density/intensity of development is desired. See Section 3.3.5(c), MU-R: Mixed-Use Regional.



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
Special Districts	
Ybor City Historic Districts	
YC-1 <i>Ybor City Central Commercial Core</i>	YC-C: Ybor City Commercial <i>Consolidate the YC-1, YC-5, and YC-6 commercial districts.</i>
YC-5 <i>Ybor City General Commercial</i>	Carry forward dimensional standards and allowed uses, except establish contextual standards for minimum lot width and maximum height. See Section 3.3.6(a), Ybor City Historic Districts.
YC-6 <i>Ybor City Community Commercial</i>	
YC-2 <i>Ybor City Residential</i>	YC-R: Ybor City—Residential <i>Consolidate the YC-2 and YC-8 residential districts.</i>
YC-8 <i>Ybor City Residential</i>	Apply the setback standards and maximum height standards in the YC-2 district, except establish contextual standards for minimum lot width. Carry forward the allowed uses in the two districts. See Section 3.3.6(a), Ybor City Historic Districts.
YC-3 <i>Ybor City Community College</i>	YC-CC: Ybor City—Community College <i>District carried forward and renamed.</i> Carry forward dimensional standards and allowed uses.
YC-4 <i>Ybor City Mixed Use Redevelopment</i>	YC-MUR: Ybor City—Mixed-Use Redevelopment <i>District carried forward and renamed.</i> Carry forward dimensional standards and allowed uses.
YC-7 <i>Ybor City Mixed-Use</i>	YC-MU: Ybor City—Mixed-Use <i>District carried forward and renamed.</i> Carry forward dimensional standards and allowed uses.
YC-9 <i>Ybor City Site Plan Controlled</i>	YC-PD: Ybor City—Planned Development <i>District carried forward and renamed.</i> Carry forward.



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
Seminole Heights Districts	
<p><i>SH-RS</i> Seminole Heights Single-Family Detached Residential</p> <p><i>SH-RS-A</i> Seminole Heights Single-Family Attached Residential</p>	<p>SH-R: Seminole Heights—Residential <i>Consolidate, modernize, and refine the SH-RS and SH-RS-A districts.</i></p> <p>Dimensional standards will be simplified. Building form standards will be carried forward but refined. Parking standards, landscape standards, street standards, and redevelopment standards will be revisited, modernized, and reorganized, where appropriate. See Section 3.3.6(b), Seminole Heights Districts.</p>
<p><i>SH-RM</i> Seminole Heights Multi-Family Residential</p>	<p>SH-RM: Seminole Heights—Residential Multifamily <i>District carried forward, modernized, and refined.</i></p> <p>Dimensional standards will be simplified. Building form standards will be carried forward but refined. Parking standards, landscape standards, street standards, and redevelopment standards will be revisited, modernized, and reorganized, where appropriate. See Section 3.3.6(b), Seminole Heights Districts.</p>
<p><i>SH-RO</i> Seminole Heights Residential Office</p> <p><i>SH-CN</i> Seminole Heights Commercial Neighborhood</p> <p><i>SH-CG</i> Seminole Heights Mixed-Use, Commercial General</p> <p><i>SH-CI</i> Seminole Heights Mixed-Use, Commercial Intensive</p>	<p>SH-C: Seminole Heights—Commercial <i>Consolidate, modernize, and refine districts.</i></p> <p>Dimensional standards will be simplified. Building form standards will be carried forward but refined. Parking standards, landscape standards, street standards, and redevelopment standards will be revisited, modernized, and reorganized, where appropriate. See Section 3.3.6(b), Seminole Heights Districts.</p>
<p><i>SH-PD: Seminole Heights Planned Development</i></p>	<p>SH-PD: Seminole Heights—Planned Development <i>District carried forward, modernized, and refined.</i></p> <p>Dimensional standards will be simplified. Building form standards will be carried forward but refined. Parking standards, landscape standards, street standards, and redevelopment standards will be revisited, modernized, and reorganized, where appropriate. See Section 3.3.6(b), Seminole Heights Districts.</p>



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
Central Business District	
<i>CBD-1 Central Business District-1</i>	CBD: Central Business District <i>Carry forward and consolidate CBD-1 and CBD-2 districts.</i>
<i>CBD-2 Central Business District-2</i>	<i>Carry forward and consolidate existing districts. See Section 3.3.2, Business Districts for more details.</i>
Channel District	
<i>CD-1: Channel District-1</i>	CD: Channel District <i>District carried forward.</i>
<i>CD-2: Channel District-2</i>	<i>No substantive changes to uses or dimensional standards.</i>
Municipal Airport Districts	
<i>M-AP-1: Municipal Airport District-1</i>	M-AP-1: Municipal Airport District-1 <i>District carried forward.</i>
<i>M-AP-2: Municipal Airport District-2</i>	M-AP-2: Municipal Airport District-2 <i>District carried forward.</i>
<i>M-AP-3: Municipal Airport District-3</i>	M-AP-3: Municipal Airport District-3 <i>District carried forward.</i>
<i>M-AP-4: Municipal Airport District-4</i>	M-AP-4: Municipal Airport District-4 <i>District carried forward.</i>
Planned Development Districts	
<i>PD Planned Development</i>	PD: Planned Development <i>District carried forward, modernized, and refined.</i> <i>See discussion in Section 3.3.6(f), Planned Development Districts for details of proposed refinements.</i>
<i>PD(A): Planned Development Alternative</i>	PD-A: Planned Development Alternative <i>District carried forward, modernized, and refined.</i> <i>See discussion in Section 3.3.6(f), Planned Development Districts for details of proposed refinements.</i>
Overlay Districts	
<i>South Howard Commercial Overlay District</i>	SHC-O: South Howard Commercial Overlay <i>District carried forward.</i> <i>See Section 3.3.7, Overlay Districts.</i>



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
<i>New Tampa Commercial Overlay District</i>	NTC-O: New Tampa Commercial Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>Westshore Overlay District</i>	W-O: Westshore Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>East Tampa Overlay District</i>	ET-O: East Tampa Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>West Tampa Overlay District</i>	WT-O: West Tampa Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>Parkland Estates Overlay District</i>	PE-O: Parkland Estates Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>Kennedy Boulevard Corridor District</i>	KB-O: Kennedy Boulevard Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
<i>Tampa Heights Overlay District</i>	TH-O: Tampa Heights Overlay <i>District carried forward.</i> See Section 3.3.7, Overlay Districts.
Legacy Districts	
<i>RM-35: Residential MF 35</i>	L-RM-35: Legacy Multifamily 35 <i>District carried forward as a Legacy District.</i> No substantive changes except to delete minimum lot area standard. See Section 3.3.9, Legacy Districts.
<i>RM-50: Residential MF 50</i>	L-RM-50: Legacy Multifamily 50 <i>District carried forward as a Legacy District.</i> No substantive changes except to delete minimum lot area standard. See Section 3.3.9, Legacy Districts.
<i>RM-75: Residential MF 75</i>	L-RM-75: Legacy Multifamily 75 <i>District carried forward as a Legacy District.</i> See Section 3.3.9, Legacy Districts.
<i>RO: Residential Office</i>	L-RO: Legacy Residential Office <i>District carried forward as a Legacy District.</i> See Section 3.3.9, Legacy Districts.



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Table II-4: Proposed Zoning District Lineup

Existing District	Proposed District
<i>RO-1: Residential Office-1</i>	L-RO-1: Legacy Residential Office-1 <i>District carried forward as a Legacy District.</i> See Section 3.3.9, Legacy Districts.
<i>NMU-35: Neighborhood Mixed-Use 35</i>	L-NMU-35: Legacy Neighborhood Mixed-Use-35 <i>Carry forward as Legacy District.</i> See Section 3.3.9, Legacy Districts.

3.3. Proposed Revised Zoning District Structure

3.3.1. Residential Zoning Districts

3.3.1(a). Lower-Density Residential Districts

The five existing single-family zoning districts are consolidated into three districts that are aligned with the development character they support. Where appropriate, dimensional standards and uses are refined to support the single-family character of the districts. In addition, it is suggested that one of the three proposed districts include a broader diversity of housing options.

For each set of districts, the existing uses and dimensional standards are generally proposed to be carried forward. Where there are minor differences in the dimensional standards of consolidated districts, the standards that result in fewer nonconformities will be selected. Important to note is that in all of the districts, the lot area standard is proposed to be deleted; this should reduce nonconformities and provide some additional development flexibility. District character will be maintained by the minimum lot width standard. Single-family design standards are proposed for each district to ensure mass and rooflines of single-family development are compatible with the desired district character

The updated lineup of lower-intensity districts is as follows.

The existing Residential SF-150 district is carried forward and renamed **RSE: Residential Single-Family Estate**. It will remain as the lowest density single-family district.

The existing Residential SF-100 and Residential SF-75 districts are proposed to be consolidated into the new **RSS: Residential Single-Family Suburban** district.

The other two existing single-family districts, Residential SF-60 and Residential SF-50, are proposed to be consolidated and renamed **RSU: Residential Single-Family Urban**. Along with the existing permitted uses, the City should consider allowing two-family attached and small-scale multifamily uses (missing middle housing) as either permitted or S1 special uses, subject to design standards to ensure they are compatible with the character of single-family detached dwellings. This could include housing types such as duplexes, triplexes, fourplexes, mansion apartment, cottage court development, and others. (Additional context about this recommendation is provided in Theme 4: Update the LDC to Support a More Diverse Array of



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Housing Types and Better Encourage the Development of Affordable Housing, including descriptions of these proposed uses.) Existing dimensional standards in the RS-50 district are proposed to be applied, with modifications as needed to accommodate the new housing types.

3.3.1(b). Multifamily Residential District

The existing Residential MF-12, Residential MF-16, Residential MF-18, and Residential MF-24 multifamily districts are proposed to be consolidated into the **RMF: Residential Multifamily** district.

- ★ The lot area standard is proposed to be deleted (as is also proposed for the lower-density residential districts).
- ★ The minimum lot width and setback standards of the RM-18 district are proposed to be applied in the consolidated RM district.¹⁵
- ★ The 60-foot maximum height of the Residential MF-24 district is proposed to be the general standard applied in the district (the maximum height of the other districts is 35 feet); however, that standard may be varied depending on the development context (e.g., maximum height might be 120 feet along some corridors or at certain nodes, and less than 60 feet when adjacent to single family districts or adjacent to existing single family development).
- ★ The existing uses in all four districts are generally the same and will be carried forward, but additional uses will be permitted, including missing middle housing and limited small-scale commercial uses like eating establishments (restaurants), financial institutions (banks), personal service uses (hair and nail salons, barber shops, etc.), and limited retail establishments.
- ★ Basic multifamily form and design standards will be added along with basic form and design standards for the nonresidential uses to ensure development is compatible with the desired district character. Residential compatibility standards will be included to ensure when the district is located adjacent to single-family neighborhoods, the character of those neighborhoods is protected and preserved (see Section 6.2, Add Comprehensive Neighborhood Compatibility Standards).¹⁶

3.3.2. Business Districts

The existing **CN: Commercial Neighborhood** district is proposed to be carried forward.

¹⁵ Most dimensional standards in the existing districts are the same, except that the minimum front yard setback in the Residential MF-12 district is 20 feet, versus 25 feet in the Residential MF-16, MF-18, and NF-24 districts.

¹⁶ To simplify the updated LDC, three existing multifamily residential districts are proposed to be retained as legacy districts and not applied to additional lands in the City. (See Section 3.3.9, Legacy Districts.) These include the RM-35: Residential Multifamily 35, RM-50: Residential Multifamily 50, and RM-75: Residential Multifamily 75 districts. Overall, these three districts are assigned to 134 acres of land in the City (less than 0.2% of the total land in the City). The new RMF district, along with the mixed-use districts discussed in Section 3.3.5, Mixed-Use Districts, will accommodate higher density residential development along identical corridors.



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- ★ Existing dimensional standards in each district are generally proposed to be carried forward, except the lot area standard is proposed to be deleted, and the minimum front-yard setback is proposed to be reduced so buildings may be brought closer to the street.
- ★ To keep the scale of district development compatible with the development character of that in residential neighborhoods, maximum floorplate restrictions are proposed to be established, with a maximum of 5,000–7,000 square feet for individual buildings.
- ★ Existing uses are generally proposed to be carried forward, except single-family detached development will no longer be allowed. In addition, a range of office uses and personal services uses (like pharmacies, nail and beauty and salons), banks, and some missing middle housing types will be permitted; residential units on the second floor above nonresidential development will also be encouraged.
- ★ Basic form and design standards will be added to ensure the neighborhood-serving uses are scaled so the development in the CN district is compatible with the residential neighborhood development to which it is adjacent and serving. Parking will be limited between the building and the street, and drive-throughs would be limited or prohibited.

The existing **CG: Commercial General** district is also proposed to be carried forward and consolidated with CI: Commercial Intensive.

- ★ The existing dimensional standards are proposed to be carried forward, except the lot area standard is proposed to be deleted, and maximum building height is proposed to be increased to 60 feet (from 45).
- ★ Existing uses are generally proposed to be carried forward, and missing middle housing types, limited research and development and light industrial uses, and vehicle leasing and sales added as permitted by-right uses. It is also suggested the City consider allowing auto dealerships as a S2 special use, subject to new use standards that improve the quality of this type of development. Use standards would be added and refined, as applicable, for more intense uses, such as those currently permitted in the CI district. It is recommended that single-family detached development no longer be allowed in the CG district.
- ★ Basic nonresidential design standards and “big box” design standards would also be included. In addition, to address concerns from the kickoff meeting, use-specific standards for open storage will be added to ensure they are adequately landscaped and buffered; in addition, whether to make some open storage uses a S1 or S2 special use will also be explored.

The existing Office Professional and Office Professional-1 districts are proposed to be consolidated into the **OP: Office Professional District**. The current dimensional standards of the OP-1 district will apply in the consolidated district generally, except the lot area standard is proposed to be deleted (district character will be maintained by the minimum lot width standard), and the side yard setback will be changed to 7 feet versus 10 feet (which should address some potential nonconforming structure issues between the two districts). The allowed uses in the existing OP-1 district will be applied in the consolidated district, except



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single-family detached development will no longer be allowed. Finally, it is also suggested that the City consider allowing limited types of missing middle-middle housing in the district.

3.3.3. Institutional Districts

The existing **UC: University Community** district, which applies to the University of South Florida's lands, is proposed to be carried forward, with allowable development established in the university's master plan.

The existing **PP: Public Parks** district, which is intended to be applied to public park lands, is proposed to be carried forward, with no changes to the existing dimensional standards or uses allowed. It is suggested the City consider assigning environmentally sensitive lands under public ownership to the district.

3.3.4. Industrial District

The existing IG: Industrial General and IH: Industrial Heavy districts are proposed to be consolidated into the **IN: Industrial** district. The dimensional standards of the current IG district will apply in the consolidated district generally, except the lot area standard is proposed to be deleted. In addition, adjustments to the maximum height will also be explored.

The current permitted uses in the IG district are proposed to be carried forward, with auto repair added as another allowed use, and junkyards as an S2 special use. Finally, it is suggested that the City consider adding basic industrial design standards to generally improve the quality of development in the district.

3.3.5. Mixed-Use Districts

The current Neighborhood Mixed Use (NMU) districts (NMU-16, NMU-24, and NMU-35) are proposed to be replaced by at least three mixed-use districts.¹⁷ The proposed districts are:

- ★ A neighborhood-scale mixed-use district named **MU-N: Mixed-Use Neighborhood**;
- ★ A corridor-scale mixed-use district named **MU-C: Mixed-Use Corridor**; and
- ★ A regional mixed-use district named **MU-R: Mixed-Use Regional**.

Each of the mixed-use districts will support a mix of residential and nonresidential uses with development standards that encourage walkability. The district development standards would vary based on the intended intensity of development (lowest in MU-N and highest in MU-R), and may further vary based on the development context, such as proximity to a corridor and the intensity established in the Future Land Use category for the area.

3.3.5(a). MU-N: Mixed-Use Neighborhood

The MU-N would be applied adjacent to or at key intersections within neighborhoods to support and encourage walkable, pedestrian-friendly, mixed-use, neighborhood-supportive development. Development would be allowed at an intensity and density that is somewhat

¹⁷ NMU-16 and NMU-24 are not applied to any land in the City and are proposed to be deleted. NMU-35 is assigned to 47 acres of land and is proposed to remain in the code as a "legacy" district. See Section 3.3.9, Legacy Districts.



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more intense than what is permitted in the CN: Commercial Neighborhood district. Standards will be included to ensure:

- ★ Development is brought up to the street and made pedestrian-friendly, and includes pedestrian connections to the neighborhoods.
- ★ Parking is located to the side or rear of the principal buildings.
- ★ There is a range of neighborhood serving uses allowed by right (office, retail, and possibly lodging), as well as residential uses (with an emphasis on missing middle housing), and civic, and institutional uses.
- ★ Form and design standards help ensure the development in terms of scale, mass, and height is compatible with the surrounding neighborhood and has a strong aesthetic.
- ★ Transitional standards are applied to the edge areas of the district to ensure district development is compatible with the surrounding residential neighborhood(s).

3.3.5(b). MU-C: Mixed-Use Corridor

The MUC district would be applied along identified corridors in the City to support and encourage walkable, pedestrian-friendly, higher density mixed use development. Several different types of mixed-use corridor districts might be included in the regulations, to address different development contexts. The maximum development density and intensity, and maximum building height, would be greater than existing base districts along the corridor (e.g., maximum building height may range from either 80 to or 160 feet, depending on the location, with greater building coverage allowed); Standards will be included to ensure:

- ★ Development/redevelopment is either required or incentivized to be brought up to the street and made pedestrian friendly.
- ★ New parking is located to the side or rear of the principal buildings, and existing parking is incentivized to do the same.
- ★ A strong public realm is established.
- ★ There is a broad range of uses allowed (business (office, retail, and lodging), residential, civic, institutional, and some light industrial.
- ★ Design standards ensure a strong aesthetic that is consistent with the community's desired character for the corridor.
- ★ There is an appropriate transition at the edge of the district to surrounding residential development (through transitional/compatibility standards that are applied in edge areas), to ensure development adjacent to residential neighborhoods is compatible with their residential character.

3.3.5(c). MU-R: Mixed-Use Regional

The MU-R would allow the highest development density and intensity of the mixed-use districts. It would be applied at identified nodes and other locations in the City where the



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development density and intensity is desired. Allowed density/intensity and height would be greater than most other places in the City outside the Central Business District and Channel District, with a high level of FAR (if used) and building coverage allowed. Standards will be included to ensure:

- ★ Development is brought up to the street and is pedestrian friendly.
- ★ There is a strong public realm.
- ★ Parking is located to the side or rear of the principal buildings.
- ★ There is a broad range of uses allowed, including commercial (office, retail, and lodging), residential, civic, institutional, and some light industrial uses.
- ★ Form and design standards are included to ensure a strong aesthetic.
- ★ Transitional/compatibility standards are applied in edge areas to ensure compatibility.

3.3.6. Special Districts

3.3.6(a). Ybor City Historic Districts

A new **YC-C: Ybor City Commercial** zoning district is proposed to consolidate the existing YC-1 Ybor City Central Commercial Core, YC-5 Ybor City General Commercial, and YC-6 Ybor City Community Commercial districts. The lot area standard is proposed to be deleted. To accommodate the development forms desired in the existing districts, compatibility standards will be established for minimum lot width and maximum height so that existing lot width and height patterns will be mimicked. The lot setbacks are the same in each district and will be carried forward, as will the uses allowed in each district.

A new **YC-R: Ybor City Residential** zoning district is proposed to consolidate the existing YC-2 Ybor City Residential and YC-8 Ybor City Residential districts. The lot area standard is proposed to be deleted. Contextual compatibility standards will be established for minimum lot width, so that existing lot width patterns will be mimicked. The lot setbacks and maximum height standards in the existing YC-2 district will be applied to the consolidated district. The uses allowed in each district will be carried forward.

The remaining Ybor City districts are proposed to be carried forward with no changes to the existing dimensional standards or allowed uses, but with updated names to enhance clarity. This includes the **YC-CC: Ybor City Community College** (formerly YC-3), **YC-MU-R: Ybor City Mixed-Use Redevelopment** (formerly YC-4), **YC-MU: Ybor City Mixed-Use** (formerly YC-7), and **YC-PD: Ybor City Planned Development** (formerly YC-9: Ybor City Site Plan Controlled) districts.

3.3.6(b). Seminole Heights Districts

The structure of the current Seminole Heights zoning districts is proposed to be modified and simplified in a way that continues to support and emphasize the district's purpose of ensuring the physical form and development patterns of the Seminole Heights area is maintained. This is proposed to be done by consolidating the current eight districts to four districts. They are:



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- ★ **SH-R: Seminole Heights-Residential;**
- ★ **SH-RM: Seminole Heights-Residential Multifamily;**
- ★ **SH-B: Seminole Heights-Business;** and
- ★ **SH-PD Seminole Heights-Planned Development.**

The dimensional standards will be simplified with a focus placed on ensuring the traditional building setbacks and heights are mimicked (using more measurable metrics while also adding a small degree of flexibility—which should help with the administration of the provisions).¹⁸ As with other districts, the lot area standard is proposed to be deleted. The building form standards will be carried forward but refined, in an effort to improve their administration. Policies and other rules relevant to development found in the Comprehensive Plan will be placed in the district regulations, to the extent possible.

The parking standards will be relocated to the general off-street parking standards section, and modernized, where appropriate. The landscape standards will be carried forward. The street standards will be revisited and simplified, to the extent appropriate, and the rules governing the redevelopment of the commercial corridors will be refined to support redevelopment that is more flexible, but consistent with the desired character for the district. Finally, what is allowed as a waiver will be narrowed (see Section 2.3.1, Add New Administrative Adjustment Procedure to Replace Alternative Design Exceptions), and appeals to the City Council are proposed to be eliminated (see Section 2.2.8, Assign Appellate Authority for Review of Most Decisions to a Hearing Officer).

3.3.6(c). Central Business District

The existing Central Business-1 and Central Business-2 districts are proposed to be consolidated into the **CBD: Central Business District**. The CBD district will continue to allow a wide range of commercial and civic uses along with higher-density residential uses, and will carry forward the existing form, design, and streetscape standards that help create a high-quality public realm that emphasizes walkability. The existing maps that establish a regulating plan¹⁹ will be carried forward.

3.3.6(d). Channel District

The CD-1: Channel District-1 and CD-2: Channel District-2 zoning districts are proposed to be consolidated to **CD: Channel District**.

3.3.6(e). Municipal Airport Districts

The four Municipal Airport districts (**M-AP-1**, **M-AP-2**, **M-AP-3**, and **M-AP-4**) are proposed to be carried forward with no changes to the existing dimensional standards or uses allowed.

¹⁸ For example, a build-to zone is proposed for front yard setbacks for all districts (except SH-PDs), which will require buildings be between 15 and 25 feet from the front building line, the side setback is proposed to be seven feet (three feet for accessory buildings) and a rear setback of 20 feet.

¹⁹ CBD-182 and CBD-182a through CBD-182d.



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3.3.6(f). Planned Development Districts

The two planned development districts are proposed to be carried forward and modernized. In both the **PD: Planned Development** district, and **PD-A: Planned Development Alternative**²⁰ districts, the following specific changes are recommended.

- ★ Include the uses allowed in each PD district in the general table of uses (see discussion in Section 3.5, Clarify Uses in a More Logical and Functional Framework) but require that the uses allowed in each Planned Development be identified in the PD approval.
- ★ Instead of allowing complete flexibility in terms of what development standards may be modified in an approved PD, consider identifying specific standards that cannot be modified (e.g., environmental standards, open space set-aside standards, neighborhood compatibility standards that protect the character of existing residential neighborhoods).
- ★ Consider other threshold requirements that limit the geographical location where a PD may be requested.
- ★ Require, along with approval of a rezoning, that there be concurrent approval of a Planned Development (PD) Plan (a concept plan for the planned development which includes the relevant development parameters), and a PD Agreement that incorporates the PD Plan and includes all specific development parameters, including variations from any development standards in the LDC, and all conditions of approval.

3.3.7. Overlay Districts

It is proposed that the current overlay districts²¹ be generally carried forward. Standards that have worked well and are appropriate to apply generally to development throughout the City will be carried forward as general development standards, applicable to all development in the City. In addition, the following changes will be made to make the overlay district regulations easier to understand and apply:

- ★ Each overlay district will be organized and formatted in the same way.
- ★ Standards will be updated to be clearer and more precise.
- ★ Application and submission requirements that apply in the overlay districts will be consolidated with the other development review and approval procedures in Article 2 of the updated LDC.

For consistency, the names of the overlay districts are proposed to be updated as follows:

- ★ **SHC-O: South Howard Commercial Overlay**
- ★ **NTC-O: New Tampa Commercial Overlay**

²⁰ In the current LDC, this district is alternately called PD(A) and PD-A.

²¹ The current overlay districts include: the South Howard Commercial Overlay District; New Tampa Commercial Overlay District; Westshore Overlay District; East Tampa Overlay District; West Tampa Overlay District; Parkland Estates Overlay District; Kennedy Boulevard Corridor District; and Tampa Heights Overlay District.



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- ★ **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**

3.3.8. Corridor Design Districts

In addition to the various base and special districts, the project team is initiating studies for up to four corridor segments where additional context-sensitive regulations would better support the desired form of development. The goal is to develop additional form and design standards that can be implemented in these corridor segments and provide a framework for walkable, mixed-use development that, if successful, could later be expanded or applied to other corridors in the City.

These districts will be developed during the drafting of the updated LDC using a four-step process. First, the Clarion team (led by Dover, Kohl & Partners) will work with staff and stakeholders to identify appropriate corridor segments to study. The intention is to select corridors that reflect different development contexts and challenges. For example, the City's authority to regulate street design and land use varies depending on who owns the street. The City has more flexibility along streets owned and maintained by the City or Hillsborough County and less flexibility along streets owned and maintained by the Florida Department of Transportation (FDOT). Therefore, the identified segments may include some that are along streets owned and maintained by the City or County, and others that are owned and maintained by FDOT.

After the corridor segments have been selected, data regarding the existing conditions in each of the segments will be analyzed, and the project team will schedule small group meetings with staff, property owners and neighborhood groups, and other key stakeholders to collect feedback on existing conditions and desired future conditions.

Next, the project team will develop illustrations and other graphic tools to show development and redevelopment concepts for each corridor segment. For each corridor segment, the project team will present concepts that show how the corridor segments could be conserved, developed, or redeveloped based on the area vision, using hypothetical building footprints, street design standards, and a limited number of "before and after" visualizations.

Finally, once consensus has been reached on the desired development outcome, the project team will create a draft regulating plan and/or set of development, form and design standards. These standards will be highly visual and intended to encourage future development and redevelopment in an organized manner that is consistent with the identified vision. These standards are expected to include building standards, architectural standards, and standards for public space and street design.



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Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions

3.3.9. Legacy Districts

The proposed lineup of zoning districts is intended to accommodate the types of development desired in the City and that are appropriate for each of the Future Land Use categories. To simplify the updated LDC, it is recommended that certain existing districts be carried forward in the updated LDC and designated as "Legacy" districts. A legacy district is a district which the updated LDC states will continue to apply at its current locations but will not be assigned by the City Council to any other land in the City. The districts proposed to be legacy districts include:

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

Once land assigned to a legacy district is rezoned to another zoning district, that land cannot be rezoned back to the legacy district. Development in a legacy district is allowed to develop consistent with the rules and regulations established in the district. To streamline the updated LDC, the legacy district regulations would be placed in an appendix to the LDC.

3.4. Establish More Graphically Rich and Consistent Zoning District Organization

Along with restructuring the zoning districts as described above, we also recommend changes to improve the user friendliness of the zoning district regulations. Currently, the statements of purpose and intent, the use table, and dimensional standards for most zoning districts are found in Section 27-156. Additional standards and exceptions, such as permitted encroachments into required yards, are included in the following sections. There are no illustrations or photographs that highlight district standards.

Modern approaches to the layout of zoning district regulations include an attractive layout, consistent structure, and effective use of tables and graphics. We recommend each district in the updated LDC be consolidated or referenced in one location. For each district, the UDC will include a purpose statement, a reference to the use table and use-specific standards, applicable intensity and dimensional standards, and form and design standards, where appropriate. In addition, graphics and photos should depict the desired character of development within the district, typical lot patterns, and the application of dimensional standards. An example of this suggested zoning district layout from another community's code is shown in Figure II-7: Sample Zoning District Layout. A full-size version is included in the Appendix.



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Figure II-7: Sample Zoning District Layout

Article 3 Zoning Districts
Division 3. Residential Districts



Sec. 24-3306. R-1A One-Family Residence District

A. Purpose

The purpose of the R-1A One-Family Residence District is to provide and protect residential areas wherein the predominant pattern of residential development is the one-family dwelling. Allowed uses include:

- One-family dwellings on lots of 21,500 sq. ft.; and
- Supporting institutional, recreational, and public facilities and uses.

B. Concept

C. Use Standards

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

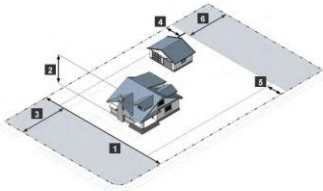
Henrico County, Virginia - Zoning Ordinance Rewrite
Board of Supervisors Final Draft - June 22, 2021

Article 3 Zoning Districts
Division 3. Residential Districts

D. R-1A District Dimensional Standards

Standard	Dwellings	All other uses
Lot area, minimum	21,500 sf	1 ac
1 Lot width, minimum (feet)	125	150
2 Structure height, maximum (feet)	40	45
3 Front yard, minimum (feet)	45 ^[1]	50
4 Interior side yard, minimum (feet)	15	40
5 Street side yard, minimum (feet)	25 ^[1]	40
6 Rear yard, minimum (feet)	45 ^[1]	50

NOTES:
[1] Additional minimum yard requirements apply if a yard is adjacent to a road identified on the major thoroughfare plan. See Sec. 24-3105.D, Additional Minimum Yard Requirements Adjacent to Major Thoroughfares.



E. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation
Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions

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3.5. Clarify Uses in a More Logical and Functional Framework

The current regulations include eight tables listing permitted and prohibited uses that are scattered in different parts of the regulations, and do not follow a consistent format. The most comprehensive use table is Table 4-1: Schedule of Permitted, Accessory, and Special Uses by District, which identifies the permitted, special, and accessory uses for a number of the base zoning districts.²² The uses in Table 4-1

²² Other use tables include:

- Table 4-3: Schedule of M-AP Permitted, Accessory, and Special Uses, Maximum Floor Area Ratios and Maximum Coverage Regulations by District, which establishes the allowed uses for the Municipal Airport districts;
- Table 8-1: Schedule of Permitted, Accessory, and Special Uses by District, which establishes the allowed uses for the Ybor City Historic districts;
- Table 184-A: Table of Uses; Permit Requirements; Required Parking Ratios by Use, which identifies the allowed uses for the Central Business districts;
- Table 19-1A: Schedule of Permitted Principal, Accessory and Special Uses; Required Parking Ratios by Use, which establishes the allowed uses for the Channel districts;



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are listed alphabetically, by use group. Many, but not all of the uses are defined. While it is good that the uses are consolidated in this table, the use table does not include the uses in all zoning districts. In addition, the organization and list of uses in the table (as well as the other tables where uses are listed) can be improved upon. The uses in Table 4-1 (and in some of the other tables), are limited; some of the uses are general, and many modern uses are not included (e.g., solar panels, data centers, mini distribution warehouses, convenience stores, certain personal services uses, and financial services); some uses are not defined.

Given this disparate and inconsistent structure in the current regulations for identifying and regulating uses, we recommend that the list of uses in the current regulations be updated, modernized, and reorganized in accordance with the following principles:

First, ideally, there should be one use table that identifies allowed uses for all the zoning districts. As an alternative, the uses should be organized in two or three use tables, which organize the districts in a logical way.

Second, we recommend that principal uses be organized using a three-tiered use classification system that adds text descriptions to clarify use groups at three different levels:

- ★ **Use Classifications** (broad general classifications such as Residential, Commercial, and Public/Civic/Institutional);
- ★ **Use Categories** (major subgroups within Use Classifications that are based on common characteristics, such as Group Living and Household Living under the Residential classification); and
- ★ **Uses** (specific uses within the Use Categories, such as single-family detached dwelling, duplex, townhouse, triplex, and multifamily dwelling under the Household Living category and the Residential classification).

Third, within the use table(s), uses should be identified as permitted by right, permitted following approval of a special use 1 (S1) or special use 2 (S2) permit, allowed in a planned development district, or prohibited.

Fourth, review the S1 and S2 special uses to determine if some such uses could be treated as permitted uses, if specific and measurable use specific standards are added, or S2 uses might be treated as S1 special uses. This could potentially assist in the predictability and efficiency of the development review process for these uses by limiting the number of time-consuming and expensive procedures required. This is particularly important in areas where predictability and procedural efficiency may further other key goals for the update (e.g., supporting a variety of housing choices).

Fifth, all the uses in the use table should be defined and placed in the definitions article.

-
- Table SH-25.1: Table of Uses; Permit Requirements, which identifies allowed uses in the Seminole Heights districts (in addition, allowed uses in the Seminole Heights districts are also identified in other tables and sections with the Seminole Heights district regulations; and
 - Table 212-2 Table of Uses; Permit Requirements; Required Parking Ratios, which identifies allowed uses in the Neighborhood Mixed-Use districts.



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Sixth, the City should consider encouraging or incentivizing adaptive reuse of existing structures by allowing additional types of uses that in these structures, in appropriate zoning districts. See discussion in Section 7.3.5, Encourage Adaptive Reuse by Permitting Additional Uses in Existing Buildings.

Seventh, the principal use table should include a separate column at the right end of each row that serves as a cross-reference to all applicable use-specific standards. The existing use-specific standards should be modernized, and additional use-specific standards added, as appropriate. They would be organized together in a single section for ease of reference, after the use table.

It should be noted that many communities in their updated codes use a similar classification system due to its robust structure and flexibility. A portion of a use table from another community’s code is included in Figure II-8: Sample Use Table. In Figure II-8: Sample Use Table, the use classification is listed in white text on the dark blue background and the use category is shown in black text on the light blue background.

Figure II-8: Sample Use Table

Table 7.3.2-A Base and NNA-O District Use Table		P = Permitted C = Conditional use										A = Accessory to primary use T = Temporary use					Use-Specific Standards										
		R = Allowed pursuant to regulating plan																									
Zone District →	Residential										Mixed-Use					Indus.			Spec P.		NNA-O						
	A	R-E	R-19	R-16	R-2	R-4	R-5	R-Flex Low	R-Flex Med.	R-Flex High	MX-N	MX-T	MX-M	MX-L	MX-I	FBZ	BP	LI	GI	APD	PF	PK	South		Central	North	
Library, Museum, or Cultural Facility											C	P	P	P	P	R			C	C	P	P	P	P	P	P	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	R					P			P	P	P	
Public Safety Services		C	C	C	C	C	C	C	C	C	C	P	P	P	P	R	P	P	P	P	P			P	P	P	
Religious Institution	P	C	C	C	C	P	P	P	P	P	P	P	P	P	P	R	P	C	C	P			P	P	P	7.3.302B	
School, Elementary or Secondary	P	C	C	C	C	C	C	C	C	P	C	P	P	P	P	R	C	C	C				P	P	P	7.3.302B	
School, Higher Education	P										C	P	P	P	P	R	P	C	C	C			P	P	P		
COMMERCIAL AND INDUSTRIAL USES																											
Agriculture and Animal-Related Uses																											
Agricultural Production	P															R											
Agricultural Sales and Service	C												P	P		R		C	C								
Animal Care Facility	P															R		C	C								7.3.303A.1
Commercial Feedlot	C															R											

In addition, it is suggested the use regulations define use categories broadly and list specific uses only if they sufficiently differ from similar broad use categories to justify allowing them in different zoning districts. This allows staff more flexibility in determining whether a proposed use is allowed and reduces the number of developments that must go through a lengthy and uncertain rezoning or text amendment process just because the proposed use is not expressly listed.

Finally, it is recommended that tables be created for both accessory uses and structures and temporary uses and structures. Accessory uses and structures are uses or structures that are subordinate to the



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principal use on a site. The current regulations include a general definition of an accessory use and an accessory structure, but little other guidance.²³ The accessory use and structure table should provide more specificity than the current provisions and list specific accessory uses and structures that are allowed in each zoning district. It should also include any use-specific standards that might apply. The list of accessory uses and structures in the table will attempt to cast the net broadly, and include the universe of accessory uses and structures. The accessory uses and structures included in the table will be defined.

Temporary uses and structures are uses or structures that are proposed to be located in a zoning district only for a limited duration. They include special or temporary events, which typically last for a short duration and are intended to attract large numbers of people at one time (e.g., concerts, fairs, large receptions or parties, community festivals, model homes, portable storage units (e.g., PODs), and temporary farmers' markets). Temporary uses generally do not include private parties attracting less than a certain number of persons, nor events normally associated with a permitted principal or accessory use (such as a wedding reception at a reception hall or a funeral at a funeral home).

There is no list of temporary uses in the current regulations. In the updated LDC, the temporary use table should identify allowed temporary uses, by zoning district, and include any use-specific standards that might apply. All temporary uses and structures included in the table will be defined.

²³ There is also a section that establishes general rules governing such matters as setbacks and the maximum height of accessory structures for different uses. Section 27-290. Accessory structures.



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Theme 4: Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing

Theme 4: Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing

Theme Summary

In response to increased house prices and the need for additional housing that is affordable to households in the City, it is recommended that the updated LDC implement key policy direction from the City's Comprehensive Plan related to housing. It is suggested that the updated LDC broaden the types of housing that is permitted in several zoning districts, assess whether other regulations contribute to the development of larger and more expensive single-family housing, and review and integrate the affordable housing incentives being proposed as part of the City's update to its Comprehensive Plan into the updated LDC.

4.1. Tampa is Facing a Housing Affordability Problem

There is a general consensus that, like many places in Florida and across the nation, there is a serious housing affordability problem in Tampa.²⁴ The City's recent Housing Needs Assessment Data report highlights the issues facing households at lowest incomes, who are most in need of affordable housing. For households that make between 0 and 30 percent of the Area Median Income (AMI), there is a gap of 19,771 units between the number of units that are affordable and available at prices that are reasonably affordable to them, and the number of households seeking housing. For households that make between 0 and 50 percent of the Area Median Income (AMI), the gap is 26,153 units. Finally, for households that make between 0 and 80 percent of the AMI, the gap is 9,019 units.

In addition, data shows the cost of market-rate housing has increased dramatically as well. Between 2019 and 2024, according to Greater Tampa Realtors, the median price for a single-family home increased from \$248,000 to about \$409,000, an increase of nearly 65 percent in five years.²⁵ Similar cost increases have occurred in the rental market. In Hillsborough County, the median rent of a two-bedroom apartment has increased by more than 50 percent between 2017 and 2023, from \$1,031 in 2017 to \$1,563.²⁶ By comparison, median household income in Tampa increased from \$57,709 to \$72,851 between 2019 and 2023, according to estimates from the American Community Survey. That 26 percent increase is significant, but falls far short of the increase in median housing cost, and to the extent the increase reflects higher-income households moving into Tampa, it may understate the housing cost burden on long-time City residents.

In addition to rising home prices, homeowners' insurance continues to be a high cost for Florida residents as it continues to increase due to the impacts from hurricanes such as Helene and other

²⁴ A study from the Pew Center in September 2024 reported that 69 percent of people surveyed were very concerned about the cost of housing, up from 61 percent in 2023. <https://www.pewresearch.org/politics/2024/09/09/economic-ratings-and-concerns/>

²⁵ <https://www.tampabay.com/news/real-estate/2024/10/30/after-two-hurricanes-whats-next-tampa-bay-real-estate/>

²⁶ Florida Housing Data Clearing House, Market Rent Trackers, available at <http://flhousingdata.shimberg.ufl.edu/market-rent-trackers/results?nid=2800>.



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storms. According to Bankrate, Florida’s homeowners’ average annual premium is about \$3,195 greater than the national average, ranking second in the United States (behind Nebraska).²⁷

4.2. The Comprehensive Plan Identifies the Need for Additional Housing Options, Both Market Rate and Affordable

The Comprehensive Plan identifies housing affordability as a problem and establishes numerous objectives and policies that seek to address it, both through incentivizing the development of affordable housing, and encouraging the development of new market-rate housing, including more diverse types of housing. These policies and objectives include the following:

- ★ Maintain the stability of existing areas while expanding opportunities for housing choices (Land Use Policy 9.5)
 - ★ Provide for different intensities of single family areas to reflect differences in the existing and desired character of single family areas across the City. Allow development that is generally consistent with the levels of infrastructure development and environmental conditions in each area. Include opportunities for low-cost subsidized housing in single-family areas (Policy 9.5.3).
 - ★ In order to create attractive and affordable rental living opportunities and to provide greater flexibility for homeowners, accessory dwelling units shall be permitted in FLU categories that allow residential development, subject to regulations designed to limit impacts and protect neighborhood character (Policy 9.5.6).
- ★ Provide additional housing units to serve moderate income, low income and very low income households by 2040 (Housing Objective 1.1).
 - ★ Provide incentives such as development density bonuses, expedited permitting for affordable housing, and eco-friendly “green” sustainable building standards to encourage developers to include affordable housing in large scale residential projects (Policy 1.1.5).
- ★ Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Tampa’s households now and in the future in all neighborhoods (Housing Objective 1.3).
 - ★ Designate sufficient land for residential development to accommodate Tampa’s share of regional household growth (Policy 1.3.1).
 - ★ Encourage new housing on vacant, infill, or underutilized land (Policy 1.3.3).
 - ★ Develop new partnerships that provide the mechanisms to increase private investment in, and production of, housing (Policy 1.3.6).
- ★ Provide housing opportunities for the elderly, mentally disabled, physically disabled other special classes of persons, and other groups protected by the American Disabilities Act, in single, multiple or congregate living facilities (Housing Objective 1.7).

²⁷ <https://www.bankrate.com/insurance/homeowners-insurance/states/#home-insurance-rates-by-state>



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- ★ Allow the City’s housing to be adapted to enable households to remain in the same home or neighborhood throughout their different life cycles (Policy 1.7.4).
- ★ Due to the aging population, encourage appropriate housing options that allow for multiple generations to age in place via the use of granny flats and congregate living facilities (Land Use Policy 9.2.3).
- ★ Provide opportunities for infill development in areas already characterized by low to low medium density multifamily development and create transitions in development intensity between single-family zones and more intensive multi-family or commercial areas (Land Use Objective 9.7)
 - ★ Provide opportunities for attached housing at slightly higher densities than single-family areas (Policy 9.7.1)
 - ★ Maintain compatibility with single-family development through limits on the permitted height and bulk of new development (Policy 9.7.2).
 - ★ Use low-density multifamily areas to provide for transitional densities between single-family neighborhoods and more intense commercial and residential uses (Policy 9.7.3).
 - ★ In order to maintain a consistent and appealing character in low-density multifamily areas seek to ensure, through development standards for low-density multifamily zones that new and converted structures are compatible with existing development and reflective of the character of that development in terms of scale, open space, setbacks, siting and unit orientation. (Policy 9.7.4)
- ★ Encourage innovative housing design and increase density to provide a variety of mixed income housing such as land trusts, and shared living spaces (Land Use Objective 9.10).
 - ★ Expand multi-family and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average (Policy 9.10.3).
- ★ Compatible development and redevelopment to sustain stable neighborhoods and ensure the social and economic health of the City (Land Use Objective 9.3)
 - ★ Modify land use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks (Policy 9.3.10).

4.3. The Current LDC Limits the Provision of Most Types of Housing, Particularly By Right, Which Suppresses Housing Supply and Housing Type Diversity

A review of the development regulations in the current LDC demonstrates the code itself limits a landowner or developer’s ability to build a variety of different housing types, by right. This frustrates the private sector’s ability to more easily build many types of smaller and, in some instances, more dense residential development that can increase housing supply and most likely ease the housing affordability problem.



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Many of the residential zoning districts in the current LDC only allow single-family detached housing, with several exceptions. In fact, only limited options are found for a diverse range of housing options, especially accessory dwelling units (ADUs) and mid-range or “missing middle housing” options that support smaller units at densities of six to eight units an acre. More specifically, the current regulations allow the following principal residential uses:

- ★ **Single-family detached dwellings**, by right, in almost all residential zoning districts. The primary single-family districts are R-100, R-75, R-60, R-50, RM-12, RM-16, RM-18, RO, RO-1, but single-family detached dwellings are also allowed, by right, in the other two-family and multifamily districts, the residential office districts, and most of the business and industrial districts.
- ★ **Single-family semi-detached dwellings**,²⁸ by right, in all RM districts, RO-1, OP, and OP-1 districts, and as a special use in the CN, CG, and CI districts.
- ★ **Two-family dwellings**, by right, in the RM-12, RM-16, RM-18,²⁹ RO, and RO-1³⁰ districts, as well as some of the nonresidential districts; however, they are not allowed in the business districts.
- ★ **Single-family attached dwellings**,³¹ by right, in the RM-12, RM-16, RM-18, RM-24, and RM-35 districts, and as a special use in the nonresidential districts.
- ★ Some **medium density multifamily development** in the RO-1 district;³² and
- ★ **Multifamily dwellings**, by right, in the RM-24, RM-35, RM-50, and RM-75 districts,³³ but not in any of the business districts.

The business districts, like OP, OP-1, CN, CG, and CI, do not allow for any by-right residential uses, except for single-family detached units. The two central business districts (CBD-1 and 2) allow for single-family detached, two-family, and multifamily uses, by right. While there are currently three mixed-use districts (NMU-16, NMU-24, and NMU-35), these are not being used extensively. No lands in the City are zoned NMU-16 and 24, and only 47 acres is zoned NMU-35.

²⁸ This use is defined in Section 27-43 as: “A structure containing two (2) dwelling units attached by a common side or rear wall.” It is distinguished from the two-family dwelling use which is defined as: “A structure containing two (2) dwelling units one (1) above the other with open space on all sides”

²⁹ The RM-12, 16, and 18 districts, which also allow single-family detached units, by right, consist of approximately 2,049 acres of land in the City. Single-family attached dwellings are also allowed by right in the primarily multifamily districts (RM-24, RM-35, RM-75), which consist of 1,787 acres of land.

³⁰ The RO and RO-1 district consists of approximately 246 acres of land in the City.

³¹ This use is defined in Section 27-43 as: “A structure containing not less than three (3) or more than eight (8) dwelling units with both side walls (except end units of building) attached from the ground to roof. No continuous group of dwellings shall exceed two hundred (200) feet in frontage width.”

³² The RO-1 district consists of 205 acres of land in the City.

³³ The RM-24, 35, 50, and 75 districts consist of approximately 1,787 acres of land in the City. Multifamily is also allowed with a special use permit in the RM-16 and RM-18 districts.



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Theme 4: Update the LDC to Support a More Diverse Array of Housing Types and Better Encourage the Development of Affordable Housing

Accessory dwelling uses (ADUs) are permitted with restrictions.³⁴ They are permitted as special uses in Seminole Heights, the area around Lowry Park, the East Tampa Overlay, and the Tampa Heights Overlay. They may be no larger than 950 square feet in area, and the owner of the property is required to live on the site (in either the principal residence or the ADU). Section 27-132. Elsewhere in the City, a variant of ADUs may be created for a family member as a special use called Extended Family Residences (EFR). Different standards apply to EFRs. In particular, an EFR may be no larger than 600 square feet, may not be occupied by more than two occupants, is intended “to meet a temporary need,” and may be occupied only by “family members related by marriage, blood, adoption, or legal guardianship.” In addition, the owner of the site is required to live in the principal structure (not the EFR). Section 27-132. The “temporary need” can be enforced through the special use permit procedure, and the permit is valid only for one year.

Finally, some residential development is allowed by right in the Ybor City historic districts, and the Seminole Heights and Channel special districts; however, these are districts with unique development, design, and form standards—and residential development typically involves somewhat limited redevelopment that must conform to the special standards of the district.

Generally, this review of the current regulations shows that:

- ★ There is an overwhelming emphasis on allowing by-right single-family detached development in the LDC. It is allowed, by right, in all the residential districts and many of the other base districts;
- ★ There is limited opportunity to add accessory dwelling units (ADUs) in conjunction with single-family detached dwellings—just in selected locations in the City (Seminole Heights, the area around Lowry Park, the East Tampa Overlay, and the Tampa Heights Overlay), and then only as a special use;
- ★ There is limited opportunity for by-right, two-family development, even in some of the small-lot and more dense residential districts, where only single-family detached development is allowed; and
- ★ There is limited opportunity for multifamily development (basically in three multifamily districts, the OP-1 district, and the central business districts).

In addition, there are few regulations that explicitly support “missing middle” housing types. There are no provisions that allow three- or four-unit buildings by right in the most prevalent zoning districts. Alternate housing types that could be compatible with existing single-family detached or mixed-use are also not authorized or defined. Types of housing that are not explicitly defined include:

³⁴ ADUs, as defined in Section 27-43, are residential housing units that function as a secondary use to a primary use on an existing property. They function as fully independent living quarters with a kitchen, bathroom, and sleeping area. Examples of ADUs include “mother-in-law” cottages, tiny homes, and garage apartments. ADUs are generally more affordable because they are smaller in size than a full-size home or apartment.



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- ★ Triplexes;³⁵
- ★ Fourplexes;³⁶
- ★ Mansion apartments;³⁷
- ★ Live/work units;³⁸
- ★ Cottage court developments (see Figure II-10);³⁹ and
- ★ Courtyard apartments.⁴⁰

Figure II-9: Example of a Mansion Apartment



Given these constraints,⁴¹ the only option available under the current regulations for those who want to build missing-middle types of housing is to go through what is typically a lengthy, negotiated, expensive, and uncertain development review process—usually as a planned development (PD/PD-A) or some type of special use.

³⁵ A triplex consists of three units within a single building, and which can be arranged in a variety of configurations.

³⁶ A fourplex consists of two side-by-side units on the ground floor, with two more units stacked directly above. The building can be designed to look like a single-family home.

³⁷ A mansion apartment maintains the form and scale of a larger house, while accommodating multiple units, typically more than four. Six units is a typical number of units included in a mansion apartment.

³⁸ A live/work unit combines a conventional dwelling unit, usually located upstairs, with a ground-floor flex space that can accommodate a range of nonresidential uses. The building is well suited for a street-level retail shop, office, or business. Live/work units are typically clustered. They can be used as a transition between residential areas and more intense commercial areas.

³⁹ Single-unit, cottage court houses are typically one to one and one-half stories tall and are oriented around a courtyard that serves as an outdoor community space in lieu-of rear yards. Cottage (or bungalow) communities typically have shared parking areas. Many include a common building that can be used for community gatherings or reserved for private parties. Since the homes are small, the developments sometimes offer shared laundry facilities, storage spaces, and secondary housing units that can accommodate guests.

⁴⁰ A courtyard apartment is a medium-sized structure that consists of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Often, each unit has its own exterior entrance, although up to four units may share a common stoop, staircase or entryway. The courtyard-accessed entries—and the views into the courtyard from upper-story living spaces—are important. The building itself is composed of wings that define the courtyard. Because the wings are no deeper than an individual house, a courtyard building can appear to be house-scale despite typically occupying a larger lot than what's needed for a single-family home. The wings surrounding the courtyard (or courtyards) can take various configurations: L-shaped, C-shaped, and O-shaped courtyard buildings are all common. Open-air passages through the wings can provide access into the courtyard or between courtyards.

⁴¹ That would increase the housing supply and probably result in more affordable housing opportunities.



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In many instances, this process is frustrated even further by the need for waivers or exceptions to development or design standards. These limitations impose additional obstacles to the provision of these types of housing opportunities in the City.

A clear, certain, and more expedited development review process for the approval of “missing middle” and similar types of housing developments should result in a more diverse and increased housing supply that improves the housing affordability problem.

Figure II-10: Example of a Cottage Court



4.4. Existing Regulations in Some of the Residential Districts Allow and Encourage Redevelopment of Large Single-Family Homes

Another situation that has most likely affected housing affordability under the current regulations are the dimensional standards in the small-lot zoning district regulations, in particular the RS-60 and RS-50 districts.⁴² This is so because they currently allow for the development of very large homes. Under current market conditions, this has precluded the development of smaller and potentially more affordable homes (since homebuilders and homeowners want to maximize the development potential of the lots). This is concerning to many because some of these new homes are very much out of character and scale with the traditional development character of these small-lot districts.

Another contributor to the problem is that forms of two-family and other types of missing middle housing are not currently allowed in these districts. Single-family detached housing is the only type permitted in the district, and so only single-family detached homes will be built unless the land is rezoned to a PD or some other development.

4.5. Development Impact Fees Also Contribute to Housing Costs

Development impact fees are an important part of the City’s strategy to ensure that there are adequate capital public facilities available to accommodate new growth and development. At the same time, there is no question that impact fees increase the costs to develop housing, in particular affordable housing. Together, the City and Hillsborough County impose several impact fees on residential development. The County imposes impact fees for schools⁴³ ranging from \$1,645 for residences with less than 900 square feet of living area, up to \$10,976 for residences with 3,400 or more square feet of living area. The City imposes impact fees for multimodal transportation impacts⁴⁴ (the fees vary by the six multimodal impact fee districts, between \$1,008 and \$3,268 for a single-family detached house

⁴² Whose minimum lot size is 5,000 square feet, and minimum lot width is 50 feet.

⁴³ <https://hcfi.gov/businesses/permits-and-records/permit-fees/impact-fees>

⁴⁴ <https://www.tampa.gov/mobility/transportation/multi-modal-fees>



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depending on living area of residence and district). In addition, new development within the City is required to pay fees for water connection (minimum of \$2,800) (this includes adding an ADU), water capacity (at least \$1,028), and wastewater capacity (\$1,237 for a single-family residence).⁴⁵ Collectively, these fees amount to thousands of dollars of expense for each living unit.

To reduce the cost of providing affordable housing, the City might consider establishing procedures in impact fee regulations, to either exempt or partially exempt units that qualify as affordable housing from payment of the fees, to the extent permitted by law.

4.6. There are Limited Incentives for Affordable Housing Development

Finally, unlike an increasing number of communities across the country, the current LDC, while including bonuses that allow for an increase in housing densities for affordable housing developed in site plan districts (see Section 27-140),⁴⁶ only has one provision to incentivize the development of affordable housing. Section 27-153.2.25, Affordable housing subdivisions, exempts affordable housing subdivisions of less than 10 lots from the requirements of installing a stormwater retention/detention facility located within a common area and establishing a homeowners' association which addresses stormwater requirements. The exemption, however, is only provided if the subdivision has been certified as an affordable housing subdivision and been underwritten through a bona fide housing program administered through the community development agency and meets several other conditions.

A separate incentive program for affordable housing is established through the Live Local Act first enacted by the state legislature in 2023. This program, updated in 2024, supersedes the LDC and requires the City to approve development projects proposed in a commercial, industrial, or mixed-use zoning district where at least 40 percent of the residential units are reserved for a thirty-year term for households making less than 120 percent of the area media income (AMI). Eligible projects are entitled to develop at the highest density allowed anywhere in the community (100 dwelling units/acre in Tampa), use the maximum floor-area ratio (FAR) at 150 percent of the "highest currently allowed" FAR in the community (5.25 FAR in Tampa), build up to the maximum height of the highest currently allowed for a building within city limits and one mile of the development, with some restrictions (potentially up to 200 feet). The City has issued [a memorandum](#)⁴⁷ that establishes an administrative procedure for processing development applications utilizing the Live Local Act, and that also allows a reduction in off-street parking and loading and makes modifications to the requirement that multifamily development provide green space.⁴⁸

⁴⁵ Affordable housing is exempted from the water and wastewater capacity fees but not connection fees. Sections 26-31 and 26-37 of the City Code.

⁴⁶ A mixed-use development can utilize the Live Local Act bonuses if it reserves 40 percent of the residential units as affordable, and if at least 65 percent of the square footage in the development is used for residential purposes.

⁴⁷ <https://www.tampa.gov/document/live-local-act-memo-124051>

⁴⁸ These provisions would be included in the updated LDC.



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4.7. Recommendations to Address Goals to Provide for More Types of Housing and Incentivize Additional Affordable Housing Opportunities

As outlined earlier in this section, there are two key housing goals related to the LDC update to provide more affordable housing:

- ★ The first is to increase the opportunities for a broader and diverse range of housing options in the City’s development regulations—especially “missing middle” housing options, with the intent to provide a variety of types of market-rate housing at different sizes, configuration, and price points; and
- ★ The second is to develop stronger and more effective incentives for the construction of dedicated affordable housing.

Recommendations to address each of these goals are discussed below.

4.7.1. Allow a Broader and More Diverse Range of Housing Types in the City, by Right

Enabling a broader and more diverse array of housing types in appropriate locations, by right, in the updated LDC is not an issue that Tampa is uniquely considering. Many communities in Florida and across the country are evaluating similar changes to their development regulations. In many places it is characterized as a need to provide a diversity of mid-range or “missing-middle” housing, by right, that allows for maximum densities of six to 12 units an acre, or even higher densities in certain locations. The American Association of Retired Persons’s (AARP’s) recent guide encouraging the development of new housing options, *Discovering and Developing Missing Middle Housing*, advocates allowing these types of housing options throughout communities, noting that “they provide the size and affordability options that people of all ages — including older adults — very much need but often don’t find,” and that “the design and size of the buildings fit comfortably among detached single-family homes.”⁴⁹

To accomplish this goal, it is recommended the updated LDC allow for the following dwelling units, by right:

- ★ A much broader range of “missing middle” and higher density residential housing types in the appropriate updated zoning districts—this would include in residential districts, mixed-use districts, and some business/commercial districts;
- ★ Accessory dwelling units (ADUs) beyond Seminole Heights, the area around Lowry Park, the East Tampa Overlay, and the Tampa Heights Overlay, in some or all of the proposed residential districts (e.g., the RSS-4, the RSS-5.5, and the RSU districts),⁵⁰ and
- ★ Senior housing options in an increased number of districts.

⁴⁹ Available at <https://www.aarp.org/livable-communities/housing/info-2022/missing-middle-housing>.

⁵⁰ It is also suggested the City consider allowing ADUs in some districts, by right, not just as a special use.



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Specifically, and as is outlined in detail above in Section 3.3, Proposed Revised Zoning District Structure, this includes adding a broader range of “missing middle” and higher density housing types, by right, in a number of the updated zoning districts, including in:

- ★ The consolidated RSU: Residential Single-Family Urban district (which proposes to add two-family attached units, by right, and small-scale multifamily as either permitted or a S1 use);
- ★ The consolidated RMF: Residential Multifamily district (which proposes to add “missing middle” housing types, by right);
- ★ The consolidated OP: Office Professional district, (which proposes to allow a limited number of small-scale “missing middle” housing, by right);
- ★ The CN: Commercial Neighborhood district (which proposes to add a range of “missing middle” housing, and residential units on the second floor above nonresidential development, by right);
- ★ The CG: Commercial General district (which proposes to add a range of “missing middle” housing types, by right); and
- ★ The three new mixed use districts (MU-N, MU-C, and MU-R).

The types of housing that the City might consider including as missing middle housing types, in the appropriate districts, include:

- ★ Triplexes;
- ★ Fourplexes;
- ★ Mansion apartments;
- ★ Live/Work units;
- ★ Cottage court development;
- ★ Courtyard apartments;
- ★ Mews; and
- ★ Other moderate-density types of housing.

Each of the mid-range or “missing-middle” housing types permitted should be subject to basic form and design standards to ensure they are consistent with the type of development and unit proposed, and are designed in ways to fit in with the district character where they are located. If built, these types of housing units typically are smaller than single-family homes on their own lot, potentially more dense, and therefore may be less expensive. In addition, they provide opportunities to introduce “gentle density.” Overall, allowing a broader and more diverse range of housing types in the updated LDC is an important step in offering a diverse range of housing options in the City, expanding the potential supply of housing, and over time improving the affordability of housing options.



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Finally, and as mentioned above, the City should consider allowing ADUs in areas beyond Seminole Heights, the area around Lowry Park, the East Tampa Overlay, and the Tampa Heights Overlay—either in some (e.g., the RSS-4, the RSS-5.5, and the RSU districts) or all of the proposed residential districts.

These actions should decrease the need for developers who want to build missing middle and other more diverse and generally less expensive housing types to use the time-consuming, uncertain, negotiated, and expensive, planned development process to gain approval of this type of housing.

4.7.2. Consider Refining the Dimensional and Development Standards in the Small-Lot Districts to Better Support Smaller Units that Support Housing Affordability

Another action the City should also consider is making refinements to the small-lot district regulations, in particular the RS-60 and RS-50 districts, to support the development of smaller-scale residential units and more diverse housing opportunities, that are more consistent with district character. This could be done by allowing two-family and possibly smaller scale “missing middle” housing, by right; refining the districts’ dimensional standards to constrain house size; and adding form and garage standards for dwellings in the district to ensure their scale and form is consistent with desired district character.

4.7.3. Strengthen Regulatory Incentives for the Provisions of Deed Restricted Affordable Housing

The current development regulations only include one set of affordable housing incentives – for affordable housing subdivisions of 10 lots or less—and it has not been very effective in incentivizing affordable housing. With this said, it is also important to recognize that effectively addressing affordable housing needs is a very challenging and complex issue, especially through incentivizing the provision of affordable housing in development regulations. There is no silver bullet answer. In fact, no local government in the country has effectively addressed the problem. Experience teaches several things. First, the most effective efforts have been multi-pronged—in other words, initiatives that use a variety of approaches to tackle the issue. Second, the best incentive programs are ones that are generally simple and straightforward and offer the development community incentives that help them reduce unit costs the most. Generally (but not always) this has been increased density and height, increased lot coverage, reduced parking, the ability to reduce building material costs, and an expedited or more certain development approval process. Third, the community needs to understand that financial incentives in addition to regulatory incentives are often required to maximize the production of affordable housing.

With these considerations in mind, it is recommended that the updated LDC strengthen the current affordable housing incentives after much thought and dialogue with the development community and public. In designing such incentives, an emphasis should be placed on:

- ★ Straightforward, relatively simple, and targeted incentives;
- ★ Incentives that are really effective in reducing the cost of building housing (e.g., increased density and height, increased lot coverage, reduced parking, the ability to reduce building



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material costs, and expedited development review), and will result in a real market response;

- ★ Incentives that are only provided for residential units that will be deed restricted for affordable housing for extended periods of time; and
- ★ Where additional height and density is provided as an incentive, residential units that are located in places in the community where such height and density is determined to be appropriate.

These incentives will be coordinated with any proposed bonus program relating to affordable housing that is included in [Live Grow Thrive 2045: Tampa Comprehensive Plan Update](#).⁵¹ In addition, they will complement the state-wide Live Local Act program by incentivizing the development of affordable housing at different scales within residential zoning districts, and that is designed to be more compatible with the development fabric of existing neighborhoods.

4.7.4. Consider Providing Exemptions from the Payment of Impact Fees for Affordable Housing

Finally, the City might also consider exploring exemptions from the payment of certain impact fees for housing units that are certified to be sold or rented as affordable units, and are deed restricted to remain affordable units for extended periods of time.

⁵¹ <https://planhillsborough.org/livegrowthrive2045/>



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Theme Summary

To improve the quality of development in the City, it is recommended that the development standards be reorganized and updated with enhanced standards that are more clear and precise and better meet the City's development goals. Recommendations include updates to standards governing mobility, circulation and connectivity, off-street parking and loading, landscaping and tree protection, and exterior lighting. It is also recommended that the updated LDC include new form and design standards that apply throughout the City, including standards for single-family and missing-middle housing types discussed in Theme 4.

5.1. Reorganize and Update Mobility, Circulation, and Connectivity Standards

The main form of transportation in the city today is by private automobiles, a fact that is characteristic of many cities that grew following World War II and that focused on moving cars. Today, the City desires to refocus its transportation system to better support people traveling by transit, bicycle, and walking. In July 2023, the City adopted its new citywide mobility plan, [Tampa MOVES](#).⁵² Tampa MOVES includes the following guiding principles:

- ★ **Mobility:** Everyone should have access to quality transportation choices.
- ★ **Opportunity:** Connect people to jobs and economic opportunities.
- ★ **Vision:** Be visionary and dream big! Create a healthy, sustainable, and resilient future.
- ★ **Equity:** Remove barriers and improve transportation for people who need it most.
- ★ **Safety:** Safety is our first priority. One death or injury on our streets is one too many.

A key component in the Tampa MOVES vision is the creation of a network of complete streets—streets and rights-of-way planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities. In a complete streets framework, roads and rights-of-way are designed based on the purpose of the road (e.g., an interstate versus a local road) and its context, such as whether the land uses surrounding the road are intended to be auto-oriented and serve travelers throughout the city, or whether they are smaller-scale, neighborhood supporting uses. Along with supporting safe facilities for use by people walking, bicycling, taking transit, or driving, this approach addresses streets as destinations (e.g., for sidewalk dining and social gathering) and not just links, recognizing that streets support surrounding development, uses, and communities.

⁵²<https://www.tampa.gov/document/tampa-mobility-plan-124406>.



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By establishing mobility standards that are linked to the community’s desired land uses, and better support mixed-use development, the updated LDC can help support policies that can reduce traffic and turn some shorter automobile trips into transit, bicycle, and walking trips.

The policy and objectives included in Tampa MOVES that can be supported through this update to the LDC include the following.⁵³

- ★ Reconnect the grid through a network of Complete Streets (Mobility for All Obj. 3).
- ★ Enable context-sensitive design that blends land use and transportation (Mobility for All Obj 4).
- ★ Ensure new development provides on-site multimodal access and considers safety (Mobility for All Obj. 6)
- ★ Manage transportation demand through policies and strategies, including Parking reform (Mobility for All Ob. 7).⁵⁴
- ★ Guide and encourage development that supports walkability (Vision Obj. 1).

High-quality streets can be supported by design elements such as:

- ★ Pedestrian infrastructure like sidewalks, crosswalks, median crossing islands, ADA-compliant facilities, and sidewalk bulb-outs;
- ★ Traffic calming measures in appropriate locations to lower automobile speeds and define the edges of automobile travel lanes; such measure could include road diets, narrower lanes, center medians, shorter curb corner radii, elimination of free-flow right-turn lanes, street trees, planter strips, and ground cover;
- ★ Bicycle accommodations, such as bicycle parking, neighborhood greenways, on-street bike lanes, protected bicycle lanes, or dedicated greenways or sidepaths wide enough to accommodate both bicycles and pedestrians; and
- ★ Public transit accommodations, such as bus pullouts, bus shelters, and dedicated bus lanes.

5.1.1. Current Mobility, Circulation, and Connectivity Standards

Tampa’s current LDC has some standards related to mobility, circulation, and connectivity, mostly contained in special and overlay districts. These standards are outlined below.

5.1.1(a). Vehicle and Pedestrian Circulation

In the current LDC, there are few general provisions addressing vehicle and pedestrian circulation. However, several special districts and overlay districts contain requirements related to vehicle and pedestrian circulation:

- ★ In the CBD, site plans must include vehicle and pedestrian circulation, including ingress, egress, loading/unloading, and parking layout and counts (Section 27-181.2(2)(c)(3)(c)(4)). There are nearly identical provisions in five of the overlay districts.

⁵³ The policy and objectives are listed beginning on page 69 of the Tampa MOVES report.

⁵⁴ This policy is addressed in Section 5.2, Update Off-Street Parking Standards and Add Off-Street Loading Requirements.



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- ★ In the CBD, off-street parking must provide an ADA-accessible pedestrian connection from the parking area to public sidewalks (Table 185.1).
- ★ In the New Tampa Commercial Overlay District, properties with multiple tenants and/or multiple structures on the site must provide onsite pedestrian circulation between the tenants and/or structures, at least five feet wide, that aligns with and connects to adjacent and contiguous properties (Section 27-237(f)(9)). There are nearly identical provisions in four of the other overlay districts.
- ★ In the New Tampa Commercial Overlay District, vehicle access and flow must be designed to have minimal impact on pedestrian circulation, and there must be continuity across the mouth of all curb cuts (Section 27-237(i)(3)). There are nearly identical provisions in four of the other overlay districts.
- ★ In the Business Core District of West Tampa, within the West Tampa Overlay District, efforts must be made to provide vehicle access and flow from a contiguous improved public alley, in order to have minimal impact on pedestrian circulation (Section 27-241(e)(1)(d)(4)(iii)).
- ★ In the West Tampa Overlay District, access to all residential development must be configured to minimize driveway proliferation, limit additional conflict points between vehicles and pedestrians, and prioritize safety of pedestrians (Section 27-241(e)(2)(c)(5)).
- ★ Drive-in facilities in Ybor City must provide pedestrian access to the facility and connect to adjacent sidewalks and walkways (Section 27-132). Similarly, in three overlay districts, drive-through window services and their queuing lanes must minimize their impact on safe pedestrian movement. See, e.g., Section 27-236(h)(7), in the South Howard Commercial Overlay District.
- ★ Ingress and egress for nonresidential parking lots and garages is only allowed on or within 150 feet of arterial or collector streets, subject to several exceptions. Applicants can also apply for a waiver with the Transportation Division, which may grant it if the local street primarily serves commercial traffic or if failure to allow ingress and egress on a local street will have a significant detrimental impact on traffic flow or safety (Section 27-183.12(j)). Similar provisions are in place for the Kennedy Boulevard Corridor District, except that ingress/egress driveways may not be placed farther than 100 feet from Kennedy Boulevard without approval by City Council through the site plan controlled rezoning process (Section 27-243(e)(4)(b)(2)).
- ★ One consideration for the approval of a special use permit is the adequacy of ingress and egress to the property, particularly vehicle and pedestrian safety and convenience (Section 27-129(b)(1)).

5.1.1(b). Sidewalks and Pedestrian Amenities

In the current LDC, sidewalks and pedestrian amenities are required in certain overlay districts:

- ★ Continuous sidewalks along street frontage that are aligned with and connected to sidewalks on adjacent and contiguous properties are required in the Westshore Overlay



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District (27-238(g)(4)(k)). Similar provisions apply in the East Tampa Overlay District and the South Howard Commercial Overlay District.

- ★ In the East Tampa Overlay District, unobstructed pedestrian access and shelter, shade, and/or weather protection must be provided along streets and public rights-of-way (Section 27-240(e)(2)(c)(1)). Similar provisions apply in the West Tampa Overlay District and South Howard Commercial Overlay District.
- ★ Appropriate pedestrian amenities (like benches) and mass transit stops must be provided when appropriate in the East Tampa Overlay District (Section 27-240(e)(2)(c)(1)). Similar provisions apply in the West Tampa Overlay District and South Howard Commercial Overlay District.
- ★ In the Westshore Overlay District, mid-block pedestrian connectors through buildings count as a bonus amenity that can be used to achieve bonus density (Section 27-23(g)(2)(d)(3)).

Some districts have specific street design requirements that support a safe and enjoyable pedestrian environment:

- ★ In the CBD, there are three different types of streets: special pedestrian streets, transit & mobility priority streets, and standard pedestrian and service streets. Each of these street types have different requirements for the public realm zone (the area between the curb and the building façade), including walkway width, street tree spacing, lamps, benches, bike racks, and trash receptacles (Table 182.1 and Tables 182.1A-182.1D).
- ★ The Channel District has specific streetscape design and layout requirements for Channelside Drive, Kennedy Boulevard/SR 60, Twiggs Street, and the remaining interior street corridors. These requirements include a buffer zone along the curb, sidewalk/urban trail widths, pedestrian crossings, enhanced pedestrian access to streetcar stations, on-street parking, and landscaping (Section 27-203(b)). Diagrams illustrating these requirements are found in Figures 19-2 through 19-9.
- ★ The Westshore Overlay District has sidewalk and streetscape standards for five different roadway classifications: priority pedestrian streets, regional corridors, local commercial streets, neighborhood streets, and Westshore Boulevard (Section 27-238(g)(1)). These standards include public sidewalk requirements (width and appearance) and tree requirements (street tree and buffer tree intervals and locations) (Tables 238.2a–238.2e).
- ★ The Kennedy Boulevard Corridor District has streetscape design standards, including sidewalk width and materials (Section 27-243(f)(1)).

In the Seminole Heights District, the LDC establishes priority pedestrian and bicycle corridors for the district where bicycle and pedestrian funds (like in-lieu fees and capital expenditures) should be targeted (Section 27-211(f)). Additionally, new streets in the Seminole Heights District must include wider sidewalks, bicycle lanes, tree plantings, and narrowed travel lanes (Section 27-211.14(a)).



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5.1.1(c). Connectivity

Connectivity describes how well a street network is interlinked. Dead ends, cul-de-sacs, long blocks, and other street network features make pedestrian and bicycle travel longer and increase vehicular traffic on arterial roads.

The current LDC includes limited provisions to enhance connectivity:

- ★ Streets in new subdivisions must continue existing principal streets from adjoining areas and provide for future extensions into adjacent undeveloped land (Section 27-155.3.3(b)).
- ★ In the CBD, new streets must be consistent with the established street network alignment, right-of-way width, and public frontage type (Section 27-181.3(b)).

5.1.2. Recommendations for Changes in the Land Development Code

Given the dispersed nature of the existing mobility, circulation, and access regulations, we recommend that the rewritten LDC consolidate the current limited to set of access and circulation standards into one section.

The updated standards would implement relevant elements of the Tampa MOVES vision and Policy Framework. This will be done by making some of the connectivity provisions in the overlay districts into generally applicable regulations, and making additional changes to support the development of a complete streets network that comprehensively addresses the full range of transportation needs appropriate to the development context. The updated provisions will be coordinated with applicable standards elsewhere in the City Code, such as Chapter 22, Streets and Sidewalks, to ensure the regulations are consistent and are not duplicative. The updated standards may include the following:

5.1.2(a). Multimodal (pedestrian, bicycle, transit, and vehicle) access and circulation⁵⁵

The updated LDC could include access and circulation standards which:

- ★ Require facilities supporting multiple modes of transportation be included in new development and redevelopment;
- ★ Accommodate anticipated vehicular, transit, bicycle, and pedestrian demands; and
- ★ Include provisions for streets, driveways, bikeways, sidewalks, transit facilities (like bus pullouts, stops, and shelters) in appropriate locations, along with places to store micromobility devices like bikeshare and e-scooter vehicles.

5.1.2(b). Sidewalks and related pedestrian amenities

The updated LDC could include pedestrian standards which:

- ★ Require wider sidewalks in locations where heavy pedestrian traffic is anticipated or outdoor activities like sidewalk dining are desired; and

⁵⁵ In addition to these recommendations, based on staff input it is suggested that the limitation on access to local streets for nonresidential parking lots and garages be eliminated. In many cases, providing access to a local street (or access to a local street along with access to an arterial or collector street) enhances safety. In addition, in practice the waiver is routinely granted, and eliminating the requirement would increase the efficiency of development.



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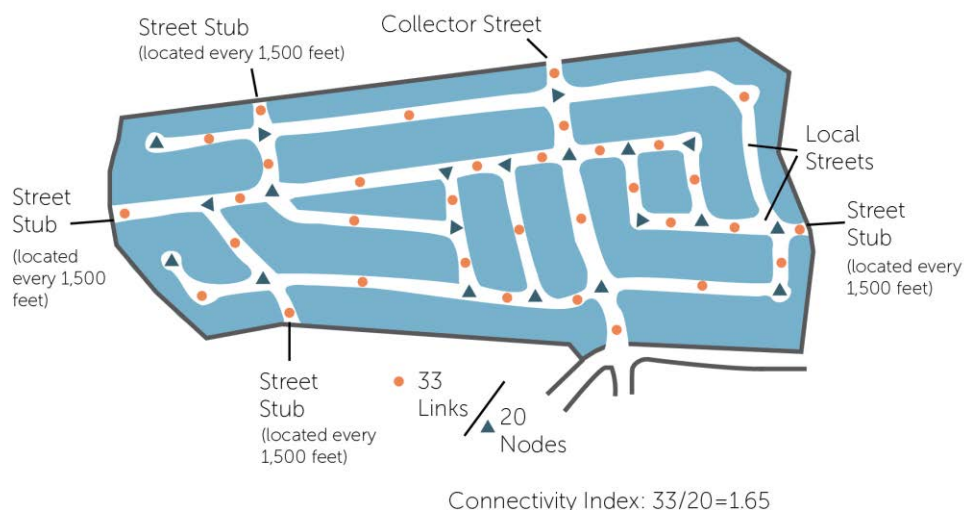
- ★ Encourage other pedestrian amenities like benches and street trees in appropriate locations.

5.1.2(c). Connected access and circulation systems

The updated LDC could include connectivity standards which:

- ★ Require the extension of streets and sidewalks from adjoining developments and to adjoining undeveloped land, where appropriate;
- ★ Require cross-access between adjoining commercial developments, improving pedestrian and vehicle safety (except sites where cross-access may not be feasible due to site limitations, physical barriers, or hazardous conditions);
- ★ Establish standards for bike and pedestrian connections between commercial areas and residential neighborhoods, where appropriate;
- ★ Use a connectivity index to ensure adequate street connections in appropriate locations (see Figure II-11: Sample Connectivity Index Graphic); and
- ★ Include limitations on the length of blocks to improve connectivity for all modes of transportation and to better support pedestrian, bicycle, and transit access.

Figure II-11: Sample Connectivity Index Graphic



5.2. Update Off-Street Parking Standards and Add Off-Street Loading Requirements

5.2.1. Current Off-Street Parking and Loading Standards

5.2.1(a). General Standards

The current off-street parking standards are located in several places within the current LDC. Basic standards are established in Article 6, Division 3: Access, Parking, and Loading. PKG Table 1 establishes the number of off-street parking spaces required to be provided on site for various



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uses in most areas in the City. For uses not listed in this table, Section 27-283.8 allows the zoning administrator to establish minimum parking requirements. The regulations for specified uses in Article 6, Division 2 include special off-street parking standards for off-street construction trailers (Section 27-282), model homes and preconstruction sales offices (Section 27-282.2), and temporary special events) (Section 27-282.16)

The zoning administrator may authorize a reduction in required off-street parking spaces for all uses⁵⁶ if the applicant provides traffic data that demonstrates reduced parking demand for the proposed use compared to the LDC's minimum parking requirements. A reduction up to the greater of 50 percent of parking spaces, or 15 spaces, is permitted for buildings built before 1988 if the use is changed and site constraints make it impossible to fully comply with the regulations. The appropriate review board may also authorize reduced parking through the approval of a variance. Section 27-283.10.⁵⁷

The regulations allow some of the required minimum off-street parking to be provided off-site if the off-site parking is within 1,000 feet of the use it is serving, and a lease or similar agreement securing the long-term availability of the parking is provided and approved by the City Attorney. Section 27-283.6(b). For special events, bicycle or motorcycle parking spaces or alternative means of accommodating parking demand such as valet services can be used to offset the minimum parking requirements. Section 27-283.7.

Dimensional standards for off-street parking lots and spaces are established in Section 27-283.12, including detailed length, width, depth, and other measurements for both regular vehicle (PKG Table 2) and compact car (PKG Table 3) stalls. Section 27-283.12 also establishes standards for surfacing, lighting, grading, draining, circulation, maneuvering, and ingress and egress.

Additional standards apply to specific parking lot uses in the special use regulations in Section 27-132, including the parking, off-street, commercial use; parking, off-street, principal and accessory use; and parking lots, temporary use.

5.2.1(b). District-Specific Standards

Supplementary off-street parking standards apply for several sets of districts.

- ★ For development in the Central Business District (CBD), minimum off-street parking requirements are established in Table 184-A in Section 27-184(a). The required amount of parking may be reduced by providing parking facilities for other transportation modes including motorcycles, bicycles, or low-speed electric vehicles. Section 27-184(b). Standards for the design of parking lots in the CBD are included in Section 27-185, and tandem spaces may be used to meet the parking requirements if there is a live attendant

⁵⁶ Except for medical office uses.

⁵⁷ Section 27-238(g)(5)(i) authorizes applicants in the Westshore overlay to seek approval for alternative design and parking requirements for mixed-use developments or "unique development circumstances" in accordance with the alternative design exceptions process in Section 27-60.



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available (except for residential uses, which do not require an attendant).⁵⁸ In lieu of providing all the parking required by Table 184-A, development may provide a public realm improvement that provides parking open to the public, pay an in-lieu fee, or provide a parking demand study that demonstrates parking demand for the use is less than established in Table 184-A.

- ★ For development in the Channel District (CD), off-street parking requirements are established in Table 19-1A in Section 27-198. A table note in 19-1A allows parking to be shared among different uses when the lot and uses are under common ownership or control. The required amount of parking may be reduced by providing parking facilities for other transportation modes including motorcycles, bicycles, or low-speed electric vehicles. Section 27-199(b). The design standards that apply in the CBD also apply in the CD. Table 19-1A.
- ★ For development in the Ybor City districts, off-street parking requirements are established in Table 8-3 in Section 27-178 and apply to all Ybor City subdistricts except for YC-1 and YC-3.⁵⁹ No off-street parking is required for uses in the YC-1 and YC-3 subdistricts. Special landscaping requirements apply for parking lots, and signage is required for parking lots that collect fees. All surface parking lots must receive a certificate of appropriateness demonstrating that the parking lots meets the standards in Section 27-178(e) regarding layout, space delineation, surfacing, landscaping, irrigation signage, and transitional buffering.
- ★ For development in the Seminole Heights (SH) districts, minimum off-street parking standards are established in Table 211.12 in Section 27-211.12.

Four overlay districts—Westshore, East Tampa, West Tampa, and Tampa Heights, have separate parking standards that apply in particular circumstances:

- ★ In the Westshore overlay district, properties that are not located adjacent to, or across a public right-of-way or easement from a property in a single-family residential zoning district are subject to the off-street parking requirements established in Table 238-3, with reductions in required parking available if parking is provided for motorcycles or bicycles (Section 27-238(g)(5)(i)).⁶⁰
- ★ In the East Tampa overlay district, parking for nonresidential development must be placed in the rear or side yard of the property (Section 27-240(2)(d)), and the required minimum off-street parking may be reduced for changes of use of existing structures with no increase in intensity (no additional parking required), reuse of existing structures with 10,000 square feet or less (up to a 25 percent reduction), mix of three or more uses

⁵⁸ Surface parking lots in the CBD are subject to special design standards, including signage requirements. Sec. 27-185.1. The standards differ for parking lots in the Core Parking Zone, and lots in the North/South Parking Zone, in accordance with Table 185.1 and Map CBD 185.

⁵⁹ The Ybor City historic district includes special regulations regarding illumination and staffing that apply to off-street parking facilities that charge for parking. Sec. 27-178.

⁶⁰ In addition, only one loading space is required for all uses.



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within a common building (up to a 15 percent reduction), and the provision of motorcycle or bicycle parking. Along neighborhood main streets defined in Section 27-240(2)(d)(5), no additional parking is required for neighborhood serving uses occupying existing structures. Parking for several residential uses (one-family attached or semi-detached, two-family, and multifamily) is required to be placed on the rear or side yard of the property. Section 27-240(h)(1).

- ★ In the West Tampa overlay district, parking for nonresidential development must be placed in the rear or side yard of the property (Section 27-241(e)(1)(d)). In the Business Core District of West Tampa (Section 27-241(e)(1)(d)(4)), no off-street parking spaces are required for neighborhood serving uses that occupy existing structures (except for restaurant uses with occupancy greater than 100 persons or medical uses with more than 3,000 square feet of gross floor area), and uses with parking spaces on private property where maneuvering historically occurs in the public right of way may continue to use the spaces; Parking for several residential uses (one-family attached or semi-detached, two-family, and multifamily) is required to be placed the rear or side yard of the property. Section 27-241(e)(2)(c)(8).
- ★ In the Tampa Heights overlay district, on-street parking adjacent to residential uses can be used to off-set required off-street parking. Section 27-244(e)(2)(c). A commercial and mixed-use development with less than 20,000 square feet gross floor area of land is not required to provide off-street parking if it fronts Franklin Street, and elsewhere in the overlay district is only required to provide two spaces per 1,000 square feet. No parking is required for structures with less than 1,500 square feet gross floor area. Section 27-244(e)(2)(f).

Minimum off-street parking requirements for Planned Development (PD) districts are established as part of the site development plan process. Section 27-227(e).

5.2.1(c). Bicycle Parking Standards

Section 27-283.16 establishes requirements for bicycle parking. Bicycle parking is required for new buildings, for increases in the use of a building or land of more than 500 square feet or five percent (whichever is greater), a change in use, or an increase in the intensity of use. BPKG Table 1 specifies the amount of required bicycle parking spaces by use, and the rest of the section includes design standards for the bicycle slots, including acceptable rack designs and additional rack designs that the zoning administrator may approve.

5.2.1(d). Off-Street Loading Standards

Off-street loading standards are established in Article VI, Division 3, in Section 27-283.14 and Section 27-283.15. Every use that involves the receipt or distribution by vehicles of materials and merchandise is, in general, required to have at least one on-site loading berth or equivalent. Table 1 establishes required berth quantities for uses (or waived, in the case of industrial and commercial uses under 8,000 square feet) that are newly constructed or added, and establishes dimensional standards. The public works department is authorized to determine required berths for uses not listed in that Table and may approve a reduction in required loading spaces if the



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applicant demonstrates provides traffic data that demonstrates reduced loading demand for the use.

5.2.2. Modernization of Off-Street Parking and Loading Standards in Accordance with Best Practices

The current standards regulating off-street parking in the City comply with several best practices, including establishing reduced minimum parking requirements in urban areas of the City, such as the Central Business District, and offering opportunities to reduce the number of required parking spaces through off-site parking and other alternatives. However, we recommend that the updated LDC include updated, more flexible off-street parking standards that are easier to use. The current standards will be carried forward and generally modernized, and the following additional changes are recommended:⁶¹

5.2.2(a). Restructure, Consolidate, and Modernize Off-Street Parking Regulations

Off-street parking standards are included in multiple articles of the current LDC. While general standards are consolidated in Article VI, Division 3, including the minimum off-street parking table that applies in most of the City, other standards are included in the regulations that apply to special districts (Article II, Division 2, Subdivisions 2, 3, and 4). Additional standards apply in several overlay districts. It is suggested that all off-street parking standards be placed in one section of the updated LDC, to the maximum extent possible. Standards that are repeated in multiple locations (for example, the requirements that parking be placed to the side or rear of buildings in the East Tampa and West Tampa overlay districts) will be established once and applied at appropriate locations in the City. Dimensional standards will be updated to address cars parked on driveways and that hang over public sidewalks.

The existing standards will be updated in accordance with best practices. To limit the amount of impervious surface, it is suggested that the City include provisions that encourage the use of permeable surfaces in parking lots. Additionally, the updated regulations could establish off-street parking maximums, either throughout the City or in certain areas or zoning district, and require that any parking provided in excess of the maximums use a permeable surface such as pervious pavement or “grasscrete.”

5.2.2(b). Update Minimum Off-Street Parking Requirements to Reflect Best Practices

During the drafting of the updated LDC, the Clarion team will perform a detailed review of the off-street parking requirements (for both vehicles and bicycles) and compare them to peer communities, and learn from staff about particular types of uses in the City that often provide too little or too much parking. Where appropriate, minimum off-street parking requirements will be reduced or increased, with adjustments for particular base districts such as the CBD and certain overlay districts. In addition, all minimum off-street parking requirements will be listed in the consolidated off-street parking section for each use included in the updated LDC, in as few tables

⁶¹ Standards that apply to specific parking uses in Section 27-132 will be consolidated with the general off-street parking requirements, where appropriate.



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as possible.⁶² The current parking standards for temporary special event uses will be carried forward and updated, as applicable.

One concern expressed by the community is that the off-street parking standards can make it hard to change to a new use in an existing structure. This is the case if the existing site has inadequate parking, or if there is adequate parking but the parking lot is older and does not comply with current dimensional standards and therefore does not count as required parking under the LDC. To encourage infill development, it is recommended that the updated standards allow parking that was legally designed when it was developed to be counted towards the minimum off-street parking requirements for new uses in existing development, and potentially allow other exceptions for infill development on sites with inadequate space to meet the off-street parking minimums.

5.2.2(c). Establish a Clear and Consolidated Set of Options to Reduce Required Off-Street Parking

It is recommended that the current set of LDC parking reduction options be replaced with a consolidated set of parking reduction options. Located in one place in the updated LDC, the updated regulations will provide applicants the right to obtain a reduction in their off-street parking requirements if they comply with clear standards. Parking reductions would be allowed, as today, if the applicant provides a parking demand study that demonstrates reduced parking demand for a proposed use. In addition, parking reductions would be available for development applications that include one or more of the following parking features or alternatives:

- ★ Mixed-use development with peak parking demands at different hours of the day or days of the week;
- ★ Valet parking (for uses such as a restaurant or hotel);
- ★ Tandem parking (for certain residential uses);
- ★ On-street parking directly adjacent to the proposed site;
- ★ Payment-in-lieu to a parking district fund, in areas of the City where the City maintains public parking facilities;
- ★ Motorcycle parking spaces;
- ★ Bicycle parking spaces that exceed the minimum required;
- ★ Facilities for bicycle commuters, such as showers and changing rooms; or
- ★ A transportation demand management program (TDM), which provides information on alternate transportation modes and offers transit vouchers, carpool services, private commuter shuttles, or other similar programs.

Reductions might also be made available for affordable housing developments.

⁶² The City should also consider establishing maximum parking requirements for some uses in all or certain areas of the City. They can help limit the use of excess land for unnecessary parking.



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5.2.2(d). Modernization of Off-Street Loading Standards

The number of required off-street loading berths will be reviewed and adjusted in accordance with best practices. In addition, the City should consider the following additional changes:

- ★ Improve standards for loading area design to minimize conflict between loading activities/access to loading berths and pedestrian, bicycle, and vehicular circulation on the site;
- ★ Ensure loading areas are adequately screened from public rights-of-way and adjoining low-intensity residential lands;
- ★ Encourage loading areas to be placed to the rear of buildings, or the side if necessary;
- ★ Allow loading berths to meet parking requirements during daytime hours in constrained, high-population areas to decrease total parking and encourage freight traffic during off-peak hours; or
- ★ Allow the zoning administrator to permit the use of smaller loading berths in appropriate areas where greater walkability is desired.

5.3. Reorganize, Modernize, and Refine Landscape and Tree Protection Standards, as Appropriate

5.3.1. The Current Landscape and Tree Protection Standards

Article VI, Division 4: Natural Resources; Trees, Landscaping, Wetlands, and Upland Habitat, in the current regulations, includes the rules governing both landscaping and tree protection.

5.3.1(a). Buffers and Site Landscape

Table 284.3.3: Landscaped Areas, Plantings, Buffers, and Screening, and Section 27-284.3.3(E), Buffer Standards between Certain Uses by Buffer Dimension, establishes the buffer and screening requirements in the existing code. The regulations define a buffer as an area that “consists of a horizontal distance from a property line, which shall only be occupied by permitted screening, drainage (stormwater) areas, utilities (excluding solid waste storage facilities) and landscaping materials” (Section 27-284.3.3). Generally, the standards establish a “one size fits all” set of buffer standards between different types of potentially incompatible uses, along with tree and planting requirements within the buffer, based on the buffer width required.

Section 27-284.3.4(a) allows for the payment of an in-lieu fee to an appropriate landscape area trust fund when the minimum landscape and buffer requirements are reduced, as part of a variance, waiver, or rezoning. The regulations identify the landscape area districts where in-lieu fees are to be spent. Section 27-284.3.4(2) also allows for the natural resources coordinator to consider an alternative design exception of no more than 25% of a required landscape area, under certain conditions.



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Table 284.3.3 also establishes some basic site landscape requirements—for landscape area and tree planting, that must be complied with on each development site, based on the use being developed on the site.

General planting requirements are established in Section 27-284.3.2, Tree planting requirements; tree matrix; irrigation, and Table 284.3.2-B: General Planting Standards.

5.3.1(b). Parking Lot Landscaping

Table 284.3.3: Landscaped Areas, Plantings, Buffers, and Screening, also establishes the landscape standards for parking lots. In order to understand the parking lot landscape standards, it is first necessary to look at the first part of the table, which establishes general landscape area and tree planting requirements, by use, based on whether the use includes a parking lot (a vehicular use area), or not, and then review the rules toward the bottom of the table, which establishes the rules for parking lots—vehicular use areas—and in some instances what portion of the general landscape area and tree planting standards should be applied to parking lots.⁶³ The provisions in the table state:

- ★ More than 20 percent of a parking lot shall be landscaped;
- ★ Landscape areas shall not be separated by more than 20 lineal (side-by-side) parking spaces;
- ★ Parking islands shall be at least 13 feet wide, front of curb to front of curb;
- ★ Fifty (50) percent of the required trees shall be planted interior to the parking lot (and the remainder planted in any other landscape area or buffer);⁶⁴ and
- ★ There shall be a landscape area on the perimeter of a parking lot that is a minimum of eight feet in width, with a hedge or shrubs that run the entire length of the frontage along the right-of-way,⁶⁵ with a minimum of one tree planted per 40 feet.

5.3.1(c). Tree Preservation and Replacement

Article VI, Division 4, Natural Resources: Trees, Landscaping, Wetlands, and Habitat, sets out the rules governing the protection of trees. Section 27-284.1.2, Trees-Protected, grand, and exempt trees; measurement standards, establishes that trees that are defined as **protected**

⁶³ How these standards are set out is somewhat confusing.

⁶⁴ The table, however, in the same section also requires (a) there be one tree per 1,500 square feet of parking lot area on a parcel, and (b) there be one tree per 40 feet of frontage along the right-of-way (we assume on the perimeter of the parking lot).

⁶⁵ The provisions also establish a rule about the spacing of shrubs, if a fence or wall is located in this area, but have no spacing requirements if there is no fence or wall.



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trees,⁶⁶ **specimen trees,**⁶⁷ and **grand trees,**⁶⁸ are subject to certain protections under the regulations, unless they are exempted by Section 27-284.1.2(d), Exempt trees, and Section 27-284.1.3, Other exemptions.

Section 27-284.2 requires any landowner or an authorized agent who intends to plant, prune, relocate, or remove any protected or grand tree to get a permit for such planting, pruning, relocating, or removal, in accordance with the requirements of the Division. Section 27-284.2.1, requires any landowner or an authorized agent who intends to commence any site clearing, demolition, or receive a building permit to receive a site clearing permit, to ensure such activity does not harm any protected tree or grand tree. To ensure compliance with the Division before site clearing occurs, Section 27-284.2.1(d) establishes that the site clearing permit shall be approved only if it is determined that the tree protection requirements of Division 4 and the Technical Manual are complied with, and applicable tree mitigation is properly calculated and presented in a form that is approved by the City, all invasive and noxious species of plant material is removed, and other requirements related to erosion control and impacts on wetlands and environmentally sensitive lands are met.

Section 27-284.2.2 requires the approval of a landscape and tree planting plan prior to the issuance of a building permit for any development on a parcel of land. To comply, the landscape and tree planting plan is required to meet the requirements of Division 4 and the Technical Manual (Section 27-284.2.2(d), Standards for review). Protected, non-hazardous trees may be removed if it is demonstrated that unique conditions exist on the site, like unusual topography, fill requirements, or any local, state, or deferral mandates for remediation or other environmental clean-up, or similar local, state, or federal requirements (Section 27-284.2.2(h), Alternate design exceptions (natural resources coordinator)).

Section Sec. 27-284.2.4, Permit for protected tree removal; application, requires that a tree removal permit must also be approved before the removal of a protected tree. Before a tree removal permit is approved, an applicant is required to demonstrate compliance with Section 27-284.2.4 and Section 284.3.1. If protected trees are removed, tree mitigation must be made in accordance with Section 27-284.4 and 27-284.1, by tree replacement.

⁶⁶ A protected tree is defined in Section 27-43 as: "Any mitigation tree; any mangrove species; any cypress species; and, any non-"exempt" tree species that measures five (5) inches or greater DBH. Refer to section 27-284.1.2." Section 27-43.

⁶⁷ A specimen tree is defined in Section 27-43 as: "A species of tree and its root system, with crown spread, and DBH of at least twenty-four (24) inches, which are of the identity, size, and character set forth in section 27-284.1.2." Section 27-284.1.2(b) states a specimen tree is "any tree species that meets the definition set forth in section 27-43 and is listed in Table 284.1.2 (Table 284.1.2, Grand Tree Species, lists a number of different trees). Section 27-284.1.2(b) also states a specimen tree is a protected tree.

⁶⁸ A grand tree is defined in Section 27-43 as: "A species of tree and its root system, with crown spread, and DBH of at least thirty-two (32) inches, and a condition rating of "A", "B", or "C," as set forth in section 27-284.1.1, which are of the identity, size, and character, as set forth in section 27-284.1.2. Any tree designated as a Challenger or Champion tree by the State of Florida is considered a grand tree." Section 27-43. Section 27-284.1.2(b) also requires the grand tree be listed in Table 284.1.2, Grand Tree Species. It also states the natural resources coordinator may consider additional species as "grand," which possess similar characteristics, as described in the City Tree Matrix (refer to section 27-284.3.2).



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Sec. 27-284.2.5, Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review, requires that a grand tree removal permit be approved before removal of a grand tree. The section also includes the standards an applicant must meet to remove a grand tree (Table 27-284.2.5 General Standards for Approval of Grand Tree Removal). Like with protected trees, if grand trees are removed, tree mitigation must be made in accordance with Section 27-284.4 and 27-284.1, by tree replacement.

Section 27-284.2.6, requires a tree planting permit for any tree to be planted, as mitigation for removal of a protected and/or grand tree.

Sec. 27-284.3.1, Landscape and tree planting standards; tree preservation (retention) standards, includes tree preservation (retention) requirements. They vary based on use, and in several limited cases by zone district (e.g., in the CBD, Channel districts, or Ybor City). Generally, all grand trees are required to be retained (unless they can meet the removal requirements in Table 27-284.2.5 General Standards for Approval of Grand Tree Removal). A certain percentage of protected trees are required to be retained, depending on the use⁶⁹ and whether the trees are wooded or non-wooded.

Sec. 27-284.3.2, Tree planting requirements; tree matrix; irrigation, includes the tree planting requirements.

Finally, Section 27-284.4, Tree mitigation method; requirements, and Table 284.4.1-A: Tree-Mitigation Equivalency Tables by Tree Type, and Table 284.4.1-B: Tree Mitigation (Replacement) Standards and Equivalency Ratios by Tree Type, establishes the tree mitigation standards. The section emphasizes relocation as the desired option for a grand tree (Section 27-284.4(b)). Requirements for replacement are also established in the provisions (Section 27-284(c)), even though Section 27-284 (a)(2), states... “As a condition of the granting of a permit or the granting of approval, the applicant shall mitigate (i.e. “replace”) protected trees (“non-grand” and “grand” trees) with payment to the applicable planning district tree trust fund, in accordance with sections 16-86 and 16-87 of the City Code, and the provisions of this section,” and it appears that most “replacement under the regulations is occurring by payment of the in-lieu fee.

A number of interviewees raised concerns about this practice and these provisions; some strongly encouraged refining the regulations to place a stronger emphasis on replacement through replanting, and suggested the mitigation requirements should also be strengthened; several others voiced concerns about whether the City was adequately using the in-lieu fees to plant new trees.

⁶⁹ For example, for single-family and two family uses, 50% of protected trees are to be retained; for multifamily development, 40%; for nonresidential development, 25%.



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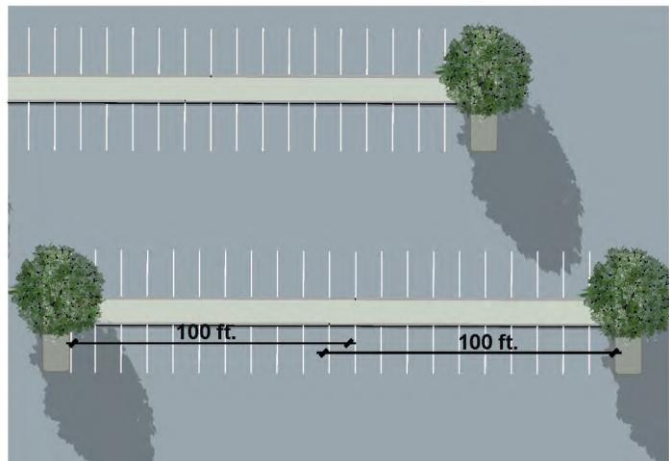
5.3.2. Recommendations for Changes

5.3.2(a). Reorganize, Modernize, and Strengthen the Landscape Standards

It is recommended that in the rewritten code the landscape standards be reorganized, modernized, and strengthened in the following ways:

- ★ The landscape and tree protection standards should be separated, with one section addressing landscape standards and a separate section addressing tree protection standards. (This is proposed in the Annotated Outline in Article 5: Development Standards.)
- ★ The section on landscape standards should include rules governing site or foundational landscape, parking lot landscape, and transitional buffers.
- ★ The new site and foundational regulations would apply to multifamily and nonresidential development, and include basic plantings in the vicinity of buildings that contribute to the community aesthetic.
- ★ The parking lot landscape requirements should be clarified using more measurable standards by:
 - ★ Establishing more measurable interior parking lot standards generally, as well as standards for the use and placement of islands, and the plantings within the parking lot interior;
 - ★ Establishing more measurable standards for perimeter parking lot requirements; and
 - ★ Using photographs, graphics, and diagrams to illustrate these standards (See example in Figure II-12: Sample Parking Lot Landscaping Illustration.
- ★ The transitional buffer standards should be revised and restructured using a more performance-based approach, based on opacity, which is designed in ways that are more sensitive to the different contexts in the city (urban/mixed use versus suburban).

Figure II-12: Sample Parking Lot Landscaping Illustration



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- ★ Under this approach, two or three different buffer-width options would be specifically established, for each buffer type, depending on the amount of landscape (trees and shrubs) and fencing provided;
- ★ In addition, another table would be added, which identifies which buffer type would have to be used to ensure compatibility between different types of land uses (e.g., there might be three or four buffer types, with varying degrees of buffering depending on the potential incompatibility between different uses (e.g., the buffer type with the greatest amount of buffering would be required between a multifamily and industrial use).

Figure II-13: Sample Buffer Illustration

TABLE 5.2.5.B.3.D-2: BUFFERYARDS AND TYPES							
BUFFER TYPE AND CONFIGURATION	OPTION 1: MINIMUM WIDTH 25 FEET			OPTION 2: MINIMUM WIDTH 15 FEET			OPTION 3: MINIMUM WIDTH 5 FEET
	PLANTINGS PER 100 LINEAR FEET			PLANTINGS PER 100 LINEAR FEET			
	CANOPY TREES	UNDERSTORY TREES	SHRUBS	CANOPY TREES	UNDERSTORY TREES	SHRUBS	
Type A: Basic							
This bufferyard functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	3	0	0	1	6	0	3-foot-tall semi-opaque (75% transparent) fence or wall + 5 evergreen shrubs per every 100 linear feet
Type B: Aesthetic							
This bufferyard functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses.	3	0	12	1	7	5	4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet
Type C: Semi Opaque							
This bufferyard functions as a semi-opaque screen from the ground to at least a height of four feet.	3	5	11	2	6	15	6-foot-tall opaque fence or wall + 15 evergreen shrubs per every 100 linear feet

- ★ Graphically illustrate the transitional buffer standards for ease of reference, like the example in Figure II-13: Sample Buffer Illustration.
- ★ Consider strengthening the water conservation standards for landscape irrigation.
- ★ Include best practices for the use of artificial turf, including installation standards and limitations on the amount of artificial turf that can be used on a property.
- ★ Simplify how the standards are presented overall.

5.3.2(b). Refine and Strengthen Tree Protection Standards

It is recommended that a number of modifications and refinements be made to the tree protection standards that should simplify and strengthen the standards, and result in the preservation of an increased amount of tree canopy. These suggested changes include:

- ★ Clarifying, as appropriate, the definition of protected trees and grand trees;
- ★ Reviewing and modifying as appropriate, the list (species) of trees that should be protected;
- ★ Clarifying the definition of specimen trees, and the relationship of specimen trees to protected and grand trees (for example, if the term is not needed to achieve the desired goals of the tree protection regulations, it might be deleted);
- ★ Exploring more nuanced tree retention standards for protected trees, that require a certain percentage of tree canopy be preserved on a development site, based on the amount of tree canopy existing on the site (rather than a straight percentage, no matter



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how many existing protected trees are on a site), and basing the retention requirements on the zone district versus the use, or both the zone district and the use;

- ★ Exploring simplifying and limiting the instances when a grand tree can be removed (e.g., when a grand tree is within a tree removal zone);⁷⁰
- ★ Exploring, to the extent appropriate, and updating, simplifying, and strengthening the standards for tree mitigation (in Table 284.4.1-A: Tree-Mitigation Equivalency Tables by Tree Type, Table 284.4.1-B: Tree Mitigation (Replacement) Standards and Equivalency Ratios by Tree Type, and Table 284.3.2-A), by making the in-lieu fee payment for tree replacement a last resort, as well as strengthening the actual mitigation requirements (to encourage more tree retention), and simplifying the tables and standards;
- ★ Ensuring that when the in-lieu fee is used for tree replacement, the appropriate types of new trees are planted within a reasonable period of time;
- ★ Exploring streamlining the tree planting permit requirement, for the landowner who is replacing removed trees through replanting;
- ★ Establish standards for tree planting underneath power lines;
- ★ Exploring adding incentives for saving existing trees versus removing existing trees and planting new trees; and
- ★ Creating bonuses for tree protection that allow for flexibility and encourage greater distribution of tree retention across a site, not just clustered in one area.

5.4. Include New Exterior Lighting Standards

The current LDC lacks comprehensive exterior lighting standards that apply throughout the City, although it includes some limited standards. The LDC's current exterior lighting standards include the following:

- ★ Parking lots cannot have illumination that is directed towards public streets and residential areas (Sec. 27-283.12(f)), and parking lots as a special use cannot have illumination that is directed outside the limits of the site (Sec. 27-132);
- ★ The lighting of play fields and playgrounds at schools must avoid interference with the use of adjacent residential property (special use regulations governing Schools, subsection c, in Sec. 27-132);
- ★ Modest lighting standards are referenced in the overlay districts, including the South Howard Commercial Overlay (Sec. 27-236(h)(9)), Kennedy Boulevard Corridor District (requiring that development projects include lighting design and that onsite lighting be screened away from residential uses, Sec. 27-243(e)(5)), and establishing rules for streetscape lighting, Sec. 27-

⁷⁰ This could include updating the Tree Removal Zone (TRZ) policies to better reflect the realities of development and reduce the needs for waivers.



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243(f)(3)⁷¹), New Tampa Commercial Overlay (prohibiting “cobra lighting” in public use areas adjacent to buildings, Sec. 27-237(f)(6)), East Tampa Overlay (Sec. 27-240(e)(2)c7), and West Tampa Overlay (requiring that lighting design be provided for parking areas, sidewalks and grounds, garbage receptacles, and pedestrian and open space areas, Sec. 27-241(e)(1)(f);

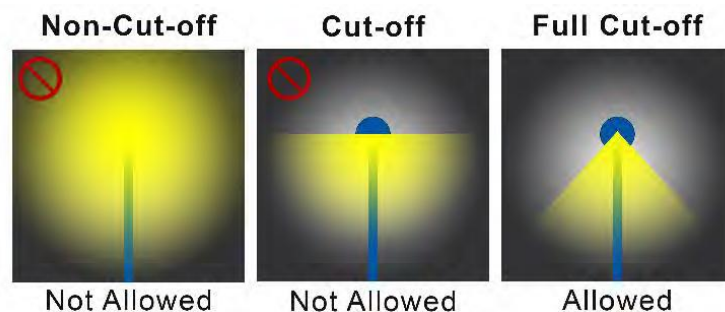
- ★ During review of a special use permit, proposed lighting is evaluated for its impact on nearby properties, traffic safety, and compatibility with the character of the area (Section 27-129(f)(4)); and
- ★ In the Channel District (CD) Districts, developments must provide outdoor building light fixtures, which complement the architecture, at all points of ingress and egress from the structure, with a light level of a minimum of one foot candle (27-204(b)(3)).

Some of the current lighting standards reference lighting direction and intensity standards established by the Illumination Engineering Society (IES) Lighting Handbook.⁷² In a few cases, lighting direction and intensity standards are established directly in the code, like for off-street surface parking in the Central Business District (Table 185.1).

We suggest the rewritten LDC build on these piecemeal lighting standards and establish objective, measurable standards that address key elements to protect the night sky and reduce glare. These new provisions would include:

- ★ Mandatory use of full cutoff light fixtures to prevent light overflow and glare on adjacent lands (see example illustration in Figure II-14. Sample Exterior Lighting Illustration);

Figure II-14. Sample Exterior Lighting Illustration



- ★ Minimum energy efficiency standards, all of which are achievable through off-the-shelf products;
- ★ Minimum and maximum foot-candle limits to ensure adequate lighting of public areas and public areas, and to prevent glare;
- ★ Maximum light fixture pole or mounting heights that vary for different development contexts (shorter in residential areas and taller in commercial and industrial areas);
- ★ Prohibitions on canopy lighting that extends below the edge of the canopy;
- ★ Prohibitions on full floodlighting of uniquely colored or designed facades (which turns an entire building façade into a form of signage) and on colored accent lighting;

⁷¹ There are additional streetscape lighting standards in the subdivision regulations (Sec. 27-155.3.5(a)).

⁷² The Ybor City parking regulations (Sec. 27-178(a)(1)) and the Kennedy Boulevard Corridor District standards (Sec. 27-243(e)(5)) reference the 2000 edition of the handbook, while the West Tampa Overlay District regulations reference the 10th edition published in 2011 (Sec. 27-241(e)(1)(f)).



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- ★ Prohibitions on the up-lighting of signs, monument features, buildings, and the like;
- ★ Use-specific standards for uses such as athletic fields;
- ★ Light uniformity standards, to ensure that parking areas and pedestrian areas do not create edges where brightly lit areas are adjacent to dark areas (which provide opportunities for crime and mischief); and
- ★ A provision that would allow modifications to the requirements for safety reasons.

By including these provisions in the rewritten LDC, and making them applicable throughout the City, the community will better protect the night sky and improve safety through reduced glare.

5.5. Add New Generally Applicable Form and Design Standards

5.5.1. Material, Form, and Aesthetic Standards in the Current LDC

The current development regulations include only limited standards that govern building form and design, including allowable materials.

Several of the special districts include specific building design standards. In the CBD district, in Section 27-183 there are standards for five different types of building frontages—shopfront frontage (Table 183.1A), arcade frontage (Table 183.1B), forecourt frontage (Table 183.1C), stoop frontage (Table 183.1D), and garage frontage (Table 183.1E). These different frontage types include requirements for building façade design (including requirements for distinction between upper and lower levels such as cornice lines, changes in material, or color), minimum amount of transparency, arcade design standards (including arcade depth and height, and minimum spacing between columns), and limitations on blank walls. The Seminole Heights district includes 11 different building forms that establish detailed requirements for the design of buildings, including architectural details. Section 27-211.7. The Channel district requires that new buildings or structures and major renovations demonstrate compatibility with existing development, through the scale, proportion, site planning, landscaping, and materials used, but does not establish specific architectural standards. Section 27-204(b)(9).

Several of the overlay districts establish building form, design, and material standards, elements of which are consistent between the different districts.

- ★ The South Howard Commercial Overlay District requires the use of doors, windows, and other architectural features to break wall planes and requires the principal façade and building entrance fronting South Howard Avenue and along the ground level consist of 50 percent transparent materials. Section 27-236(h).
- ★ The New Tampa Commercial Overlay District requires the use of doors, windows, and other architectural features to break wall planes, and prohibits unpainted or unfished buildings, block fences, or walls visible at ground level from a public right-of-way or adjacent parcel, and requires they be architecturally finished with brick, stucco, textured concrete masonry units, or other similar features. Section 27-237(f).
- ★ The Westshore Overlay District requires that the ground level of all principal façades fronting a public right-of-way consist of 50 percent transparent materials, that at least 70



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percent of the continuous front façade shall be embellished with doors, windows, and other architectural features to break wall planes, and prohibits unpainted or unfished buildings, block fences, or walls visible at ground level from a public right-of-way or adjacent parcel, and requires they be architecturally finished with brick, stucco, textured concrete masonry units, or other similar features. Section 27-238(g)(4). An additional front setback is permitted if the building design includes arrival amenities such as porticos. Section 27-238(g)(1).

- ★ In the East Tampa Overlay District, the following standards apply to residential structures: building front doors of new residential structures are required to be oriented towards the front yard. Unpainted or unfinished block building walls, fences, or other walls are prohibited, sides and elevations of buildings, walls, or block fences that are visible from public right-of-way or an adjacent parcel are required to be architecturally finished with brick, stucco, or textured concrete masonry units, or other similar features, and each elevation is required to have a minimum transparency of 20 percent, and accessory structures are required to be consistent with the style of the principal structure. Section 27-240(e)(1).
- ★ In the East Tampa Overlay District, for nonresidential structures, unpainted or unfinished block building walls, fences, or other walls are prohibited, sides and elevations of buildings, walls, or block fences that are visible from public right-of-way or an adjacent parcel are required to be architecturally finished with paint, brick, stucco, or textured concrete masonry units, or other similar features, doors, windows, and other architectural features are required to break wall planes so that no more than 30 percent of consecutive front facade oriented to and visible at ground level is permitted to remain unembellished, and at least 50 percent of the ground level of the principal building front façade and corner façade, if there is a main entry to the principal use of the building, is required to be transparent. Section 27-240(e)(2).
- ★ In the West Tampa Overlay District, for nonresidential structures, doors, windows, and other architectural features are required to break wall planes and so that that no more than 30 percent of consecutive front facade oriented to and visible at ground level is permitted to remain unembellished, and all sides and elevations of buildings walls or block fences visible at ground level from a public right-of-way (or adjacent parcel) are required to be architecturally finished with brick, stucco, or textured concrete masonry units, or other similar features. Section 27-241(e)(1).
- ★ In the West Tampa Overlay District, for residential structures, building fronts are required to be oriented towards the front yard of the zoning lot and contain at least one window at a pedestrian level, the minimum roof pitch for porches on houses is 4:12 (rise:run), and accessory structures are required to be consistent with the style of the principal structure. Section 27-241(e)(2).
- ★ In the Kennedy Boulevard Corridor District, the principal building façade and function pedestrian entry is required to be oriented towards Kennedy Boulevard, at least 30 percent of the ground floor level of the principal building façade is required to be



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transparent, doors, windows, and other architectural features are required to break wall planes and so that no more than 25 percent of consecutive front facade oriented to and visible at ground level is permitted to remain unembellished.

Elsewhere in the current regulations, there are only limited architectural standards. There are none that apply generally in the City to development in the base zoning districts except that, in the RO, RO-1, and CN districts, building facades are required to be “consistent with the scale and architectural style of the surrounding neighborhood in terms of materials, texture and details, roof shape, orientation and proportion and rhythm of openings.” Section 27-164.

Throughout the City, a front porch may project into a required front yard but only if the porch is “in keeping with the architectural style of the structure.” Section 27-159(a)(1)e. In addition, the site plan zoning district procedures make clear that the elevations adopted as part of approval of a site plan zoning district “shall not prescribe a specific architectural style.” Section 27-138(3)g.

5.5.2. Proposed Form and Design Standards

5.5.2(a). Citywide Form and Design Standards

Given the desire for quality development in the City, it is recommended that the City consider including in the updated LDC basic sets of form and design standards. These would apply to basically all types of development except for single-family development and industrial development. This would be achieved by establishing form and design standards for multifamily, mixed-use, and nonresidential development, and design and form standards for large, “big box” retail stores. These standards would be specific and measurable.

Form and design standards that might be considered for multifamily development are summarized in Table II-5: Potential Multifamily Design Standards.

Table II-5: Potential Multifamily Design Standards	
Standard	Potential Requirements
Building Orientation	Orient primary building entrance to a street or open space area (e.g., courtyard) rather than a parking area, where practicable
	Avoid long linear corridors and hidden entrances
Building Mass	Limit the length and footprint area of individual buildings
Building Façades	Provide wall offsets and other articulation features (recessed entrance, covered porch, pillars and columns, bay windows, eaves, integrated planters) along long building façades
Roofs	Limit pitch of sloped roofs
	Conceal flat roofs with parapets
	Locate and configure roof-based mechanical equipment to minimize view from street
Materials	Provide changes in building material where building forms meet
	Locate heavier façade materials below lighter materials
Parking Placement and Configuration	Limit parking areas between buildings and the streets they face
	Locate guest and overflow parking for townhouse units to side or rear of the building with the unit
	Limit frontage taken up by parking by locating to the sides and rear of buildings



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Table II-5: Potential Multifamily Design Standards

Standard	Potential Requirements
	Locate detached garages to the side or rear of buildings
Utility, Storage, and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to residents, yet minimize noise and odor impacts on the residents and on adjacent residential development
	Locate mechanical equipment so that it is not visible from public rights-of-way, and so that equipment that may generate noise will minimize impacts on adjacent residential development
	Enclose or otherwise fully screen outdoor garbage and recycling facilities, and other outdoor service areas to minimize views from dwelling units and adjacent residential development
Open Space	Locate and configure open spaces so they are visible from dwelling units

Design standards that might be considered for mixed-use and nonresidential development are included in Table II-6: Potential Mixed-Use and Non-Residential Design Standards.

Table II-6: Potential Mixed-Use and Non-Residential Design Standards

Standard	Potential Requirements
Building Orientation and Configuration	Orient buildings to front streets, not parking areas
	Orient around a central spine street or accessway (for multi-building developments)
	Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces
	Use design features (canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances
Building Façades	Use design features to configure tall buildings with a clearly recognizable base, middle, and top
	Provide wall offsets and other articulation features (changes in color, recessed entrance, awnings, pillars and columns, bay windows, eaves, integrated planters) along a long front building façade and along façades facing residential development
Transparency	Incorporate windows and doors along the front building façade to cover a certain percentage of the façade area (with separate standards for ground floors and upper floors)
	Ensure ground-level windows that are transparent, allowing views into the building
Roofs	Provide a variety of three or more sloping roof planes
	Incorporate roof line changes reflecting the required façade massing changes
	Locate and configure roof-based mechanical equipment to minimize view from street
Parking Placement and Configuration	Limit frontage taken up by parking located to the sides of buildings
	Organize large surface parking lots into a series of parking bays surrounded by buildings, landscaped medians, or accessways designed to look like streets
Utility, Storage, and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to occupants, yet minimize noise and odor impacts on the occupants and on adjacent residential development
	Locate mechanical equipment so that it is not visible from public rights-of-way, and so that equipment that may generate noise will minimize impacts on adjacent residential development



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Table II-6: Potential Mixed-Use and Non-Residential Design Standards

Standard	Potential Requirements
	Enclose, incorporate into overall building design, or otherwise fully screen outdoor storage, garbage and recycling facilities, and other service areas from view from the street and adjacent residential development
Open Spaces	Provide outdoor gathering spaces such as courtyards, plazas, pocket parks
	For development in more dense locations, provide pedestrian amenities such as plazas, seating areas, or gathering spaces between buildings
	Locate and configure open spaces so they are visible from buildings

In addition, we suggest that the City consider standards to apply to large (possibly 30,000 square foot or greater) single-tenant retail buildings, commonly known as “big-box” stores. These new standards might include requirements such as those included in Table II-7: Potential Large-Format Single-Tenant Retail Building Standards. An example graphic that illustrates similar standards from another community’s code is provided in Figure II-15: Example of “Big Box” Store Design Standards.

Figure II-15: Example of “Big Box” Store Design Standards



Table II-7: Potential Large-Format Single-Tenant Retail Building Standards

Standard	Potential Requirements
Building Entrances	Include well-defined building entrances that include highly visible features such as porticos, display windows, entry recesses or projections, or arcades integrated with the entrance
Building Façades	Along façades that face a street, incorporate features that reduce perceived building mass and scale such as variations in roof form and parapet height, pronounced wall offsets, or changes in texture and color of wall surfaces
	Along façades that do not face a street, incorporate articulating elements such as columns or changes in plane, texture, or masonry patterns
Parking Placement and Configuration	Limit frontage taken up by parking located to the sides of buildings
	Organize large surface parking lots into a series of parking bays surrounded by buildings, landscaped medians, or accessways designed to look like streets
Utility, Storage, and Service Areas	Locate storage buildings, garbage and recycling facilities, and other service areas to be conveniently accessible to occupants, yet minimize noise and odor impacts on the occupants and on adjacent residential development
	Locate mechanical equipment so that it is not visible from public rights-of-way, and so that equipment that may generate noise will minimize impacts on adjacent residential development



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Table II-7: Potential Large-Format Single-Tenant Retail Building Standards

Standard	Potential Requirements
	Enclose, incorporate into overall building design, or otherwise fully screen outdoor storage, garbage and recycling facilities, and other service areas from view from the street and adjacent residential development

5.5.2(b). Design and Form Standards Specific to Single-Family and “Missing Middle” Housing

In Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions, it is recommended that the City allow types of missing middle housing in certain residential, business, and mixed-use districts. These could include uses like two-family (duplex) dwellings, three-family (triplex) dwellings, four-family (fourplex) dwellings,⁷³ mansion apartments,⁷⁴ cottage courts,⁷⁵ and courtyard apartments.⁷⁶

In the current LDC, there are no form and design standards outside of the Seminole Heights districts that apply to single-family development, single-family attached development, or other types of dwellings. In addition, during the project kickoff, there was concern expressed about the design of housing that was being constructed as infill on vacant lots or as redevelopment within existing neighborhoods. To address concerns about the design of new housing, in particular the impact that additional missing middle housing types may have on existing neighborhoods, it is suggested that appropriate form and design standards be included for these types of housing.

⁷³ The fourplex consists of two side-by-side units on the ground floor, with two more units stacked directly above. They can be designed to look like a single-family home.

⁷⁴ A mansion apartment maintains the form and scale of a larger house, while accommodating multiple units, typically more than four. Six units is a typical number of units included in a mansion apartment.

⁷⁵ Single-unit, cottage court houses are typically one to one and one-half stories tall and are oriented around a courtyard that serves as an outdoor community space in lieu-of rear yards. Cottage (or bungalow) communities typically have shared parking areas. Many include a common building that can be used for community gatherings or reserved for private parties. Since the homes are small, the developments sometimes offer shared laundry facilities, storage spaces, and secondary housing units that can accommodate guests.

⁷⁶ A courtyard apartment is a medium-sized structure that consists of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. Often, each unit has its own exterior entrance, although up to four units may share a common stoop, staircase, or entryway. The courtyard-accessed entries—and the views into the courtyard from upper-story living spaces—are important. The building itself is composed of wings that define the courtyard. Because the wings are no deeper than an individual house, a courtyard building can appear to be house-scale despite typically occupying a larger lot than what’s needed for a single-family home. The wings surrounding the courtyard (or courtyards) can take various configurations: L-shaped, C-shaped, and O-shaped courtyard buildings are all common. Open-air passages through the wings can provide access into the courtyard or between courtyards.



Theme 6: Protect Residential Neighborhoods from More Intense Adjacent Development

Theme Summary

The updated LDC should include new residential compatibility standards that protect the character of lower-density residential neighborhoods from more intense commercial or mixed-use development on adjacent property.

6.1. The LDC Lacks Standards to Protect Residential Neighborhoods from Intense Commercial and Mixed-Use Development.

Tampa’s urban, small-lot single-family neighborhoods are unique, vibrant, and historic. Some neighborhoods, like Seminole Heights, Tampa Heights, Hyde Park, and Ybor City, include special regulations intended to ensure that the character that gives them their exceptional charm is maintained.

However, during kickoff meetings, participants noted that the current regulations fail to protect land along the edges of neighborhoods from the impacts of more intense development nearby, such as more intense commercial development that backs up to single-family residential neighborhoods. This is particularly important in Tampa in light of the Comprehensive Plan’s direction that future growth be concentrated along key transportation corridors. Many of the lots along these corridors are shallow in depth and immediately adjoin existing residential neighborhoods, which has the potential to cause conflicts with more intensive redevelopment.

The current LDC includes a few specific regulations that are designed to mitigate the impact of higher-intensity development on adjoining residential uses. In most base districts, side setbacks are seven or ten feet if adjacent to a single-family use, but only five feet if adjacent to uses that are not single-family uses. Table 4-2 (Sec. 27-156). In the RM-35, RM-50, OP-1, and CG districts, if the height of a building exceeds a certain amount of feet, the side setbacks are required to be increased by a proportional amount corresponding to the additional added height. Open display areas are required to have enhanced screening when adjacent to a residential district. Sec. 27-282.13.

Overall, these standards are limited. They lack measurable and predictable standards to comprehensively help ensure that development located adjacent to residential neighborhoods is compatible with the existing neighborhood.

6.2. Add Comprehensive Neighborhood Compatibility Standards

The City should consider including new neighborhood compatibility standards in the updated LDC. The standards should be specific and measurable and establish minimum requirements such as building height and massing, architectural design, and the location of parking when certain types of development are proposed to be located adjacent to single-family development or single-family zoning districts. If included in the LDC, these neighborhood compatibility standards would typically apply to any new nonresidential development, mixed-use development, and multifamily development above a certain density that is adjacent to, across the street from, or within a certain distance from single-family and other lower-density residential development or any single-family residential zoning district. These standards are not intended to block nonresidential, mixed-use, or multifamily development. Rather,



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they are designed to ensure that more intense development is designed and configured to maximize compatibility along the boundary with lower-density residential development.

Table II-8: Potential Residential Compatibility Standards includes a sampling of the types of neighborhood compatibility standards the City should consider including in the LDC, and Figure II-16: Example Neighborhood Compatibility Illustration, shows an illustration of potential standards from another community's code.

Figure II-16: Example Neighborhood Compatibility Illustration

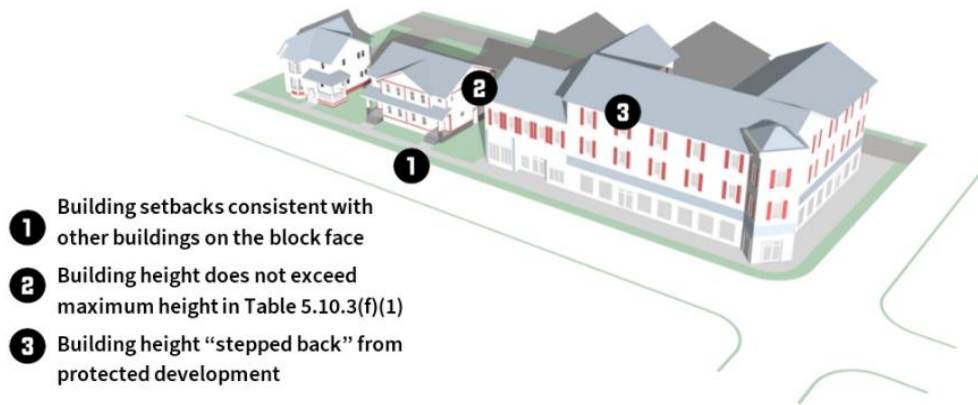


Table II-8: Potential Residential Compatibility Standards

Standards	Potential Requirement
Building Façade Standards	Requires construction of a similar roof type as single-family or other low-density residential development in terms of slope and arrangement to prevent abrupt changes in roof form.
	Requires porches, balconies, outdoor space, and other site attributes such as vending machines associated with nonresidential development to be oriented away from adjacent single-family and other low-density residential development
	Requires adjacent development to use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations as that included on adjacent single-family and other low-density residential development
Building Dimensional Standards	Requires that no building be higher than a certain height (for example, 45 feet) within 50 feet of a single-family or other low density residential development, and that maximum building height be stepped back over a certain distance, so that the tallest part of the structure is the furthest from single-family and other low-density residential development (See Figure II-16: Example Neighborhood Compatibility Illustration), taking into account potential challenges this may cause to development of shallow commercial lots along major corridors.
	Requires massing standards for building façades visible from single-family or other low-density residential development that include articulation of the façade in the form of projections or recesses with a minimum depth so that no single wall plane extends for more than 40 or 50 linear feet without some form of projection or recess; covered porches, building wings, bay windows, pilasters, might be required to meet these requirements
Site Design Standards	Requires that multi-building development include a continuum of use intensity that locates uses of lowest intensity closest to the single-family and other low-density residential development, and places moderate-intensity uses between high-intensity uses and the lowest intensity uses



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Theme 6: Protect Residential Neighborhoods from More Intense Adjacent Development

Table II-8: Potential Residential Compatibility Standards

Standards	Potential Requirement
Location of Drive-Thrus and Outdoor Dining	Requires drive-thru facilities and outdoor dining areas to be located away from single-family and other low-density residential development to the maximum extent practicable
Parking Standards	Requires parking spaces be oriented away from single-family and other low-density residential development
	Requires a fully opaque vegetated buffer, fence, or wall, or a comparable buffer between single-family and other low-density residential development and nonresidential and high-density multifamily development
	Requires that parking structure façades adjacent to single-family or other low-density residential development receive enhanced design treatment to soften their visual impact
Loading and Refuse Storage Area Standards	Requires loading and refuse storage areas be located beyond a certain distance from single-family and other low-density residential development
	Requires loading and refuse storage areas be screened from view of single-family and other low-density residential development, using materials that are the same as, or of equal quality to, the materials used for the principal building
Sign Standards	Where adjacent and visible to single-family and other low-density residential development, limit the sign area and maximum height of all signs by 25 percent of that normally allowed
Open Space Set-Aside Standards	Requires open space set-asides be located in a transition area between the nonresidential, mixed-use, or high-density multifamily development, and the single-family or other low-density residential development, unless there is a compelling reason for it to be located elsewhere on the site



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Theme 7: Support Revitalization in Appropriate Locations in the City

Theme 7: Support Revitalization in Appropriate Locations in the City

Theme Summary

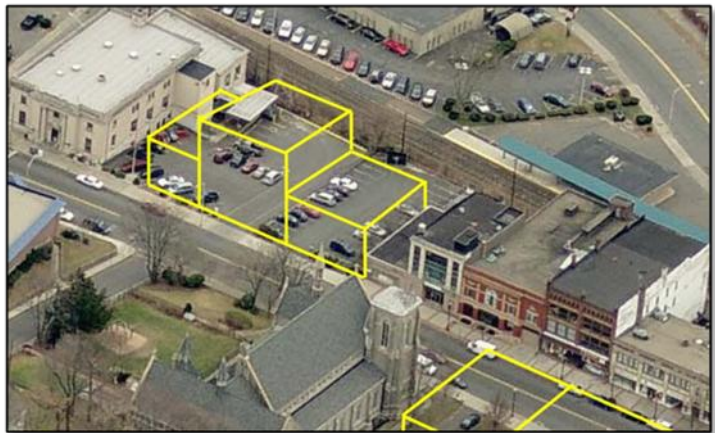
To better support revitalization along certain key corridors and at other locations in the City, it is recommended that the updated LDC remove barriers to redevelopment and infill development while ensuring the development is designed in a way that meets the community's land use goals. Key recommendations include updating zoning district regulations to minimize nonconformities that can hinder development, using contextual standards in appropriate locations, allowing more flexibility for development on constrained sites, permitting additional uses in existing structures to support adaptive reuse, and making it easier for landowners to move forward with redevelopment that is preferred by the community.

7.1. Areas in the City Where Revitalization is Important

One of the concerns identified during the project kick-off meetings was the need to adjust the current regulations to better support infill and redevelopment, especially in East Tampa and Sulphur Springs, and along corridors like Florida Avenue and Nebraska Avenue. In this regard, specific concerns were raised about:

- Better aligning the current zoning district regulations in these areas to respond to market conditions while also ensuring community goals for development character and quality are achieved;
- Supporting a greater diversity of housing opportunities, especially in East Tampa and in areas along corridors near existing neighborhoods;
- Removing existing obstacles in the current regulations (both substantive and procedural), where they exist; and
- Ensuring the regulations provide sufficient flexibility for redevelopment.

There is no question that in certain instances, the current regulations in these areas have resulted in obstacles to redevelopment (even though there appears to be a genuine desire on the part of the City to support redevelopment in these areas). Some of the zoning districts have created nonconformities (regarding lot size and other dimensional standards). This mismatch between district standards and existing development makes it more challenging for redevelopment or



expansion of sites to occur without a change in the regulations or permit approvals that involve a great deal of uncertainty and a lengthy review process with multiple public hearings. In other instances, the



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permitted uses do not align with what market conditions as well as the development context suggest is appropriate to be developed, requiring those who want to respond to the market to have to go through a lengthy planned development, rezoning, or special review process. The zoning districts also do not allow a diverse range of housing options by right. This creates obstacles to the production of more affordable housing options. Moreover, “one size fits all” standards (e.g., for parking) present obstacles to redevelopment.

The rewritten regulations need to address these situations and remove such obstacles for redevelopment. Achieving a system that promotes good redevelopment, while somewhat challenging technically, is possible because zoning tools are available. In considering the appropriate tools, it is important to keep in mind that there are three regulatory components that are key in ensuring that zoning supports desired redevelopment.

First, the regulations need to make sure redevelopment “fits into” either the existing context or the planned context for the area. At a minimum, that means redevelopment does not overwhelm the general character of the area or neighborhood where it is located. This can be accomplished by providing clear and objective development standards (zoning district regulations and other relevant standards) and making sure that the standards are consistent with the desired character. That way, when new redevelopment occurs, the standards ensure compatibility.

The second is that the regulations need to include sufficient flexibility provisions that can allow for small variations to the objective standards, as long as the variations do not undermine the desired character of the area. This is a must because redevelopment sites are often constrained because of the size of the lot or the fact that they were developed prior to the development of modern zoning regulations. Flexibility needs to be integrated into the LDC if the community wants to see redevelopment occur on such sites.

The third key component is to ensure the procedural path to the desired type of redevelopment is streamlined, making it procedurally as easy, or easier, to occur than greenfield or other types of development. Barriers to redevelopment, even if well-intentioned, can stymie redevelopment efforts.

7.2. Ways Zoning Can Support Revitalization

With these considerations in mind, we recommend the City consider including the following changes in the rewritten regulations to better support and encourage redevelopment at the desired locations:

- Evaluate and modify, where appropriate, the zoning district regulations to ensure the standards are consistent with the desired character in different places in the community, and nonconformities are reduced.
- Include contextual compatibility standards in selected zone districts, if appropriate, to stimulate redevelopment by minimizing nonconformities.
- Add an administrative adjustment procedure to allow administrative approval of minor adjustments to dimensional and certain development and design standards to allow for more flexibility, especially for redevelopment sites.
- Add alternative compliance provisions for parking and consider broadening their application to other standards.



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- Modify the regulations to ensure that the process for preferred redevelopment is streamlined, and easier to achieve.

Each recommendation is discussed below.

7.3. Recommended Changes to the LDC to Better Support Revitalization

7.3.1. Evaluate and Modify Zoning District Regulations to Address Nonconformities and Align Them with Desired Character

Today there are some lots and buildings that do not conform with the minimum lot area, lot width, or setback requirements of their zoning district, for a variety of reasons.⁷⁷ These nonconforming situations create obstacles to expansion and redevelopment of these sites, even though in most instances the redevelopment would be consistent with the existing development fabric and is something the community likely would support. In other situations, the permitted uses are not aligned with current market conditions, or the type of uses the community believes is consistent with a district's character. In part, this situation has been created by some of the current district standards being out of alignment with the actual (in some cases, historic) development patterns and market conditions. To address this problem, it is suggested that dimensional standards and allowed uses be evaluated during the update, and refined, where appropriate, to address the nonconformities while ensuring development is consistent with the community's desired development character. (See discussion in Theme 3: Simplify, Modernize, and Align the Zoning Districts with Policy Direction in Comprehensive Plan and Current Market Conditions.)

In addition to this general evaluation of the zoning districts to address nonconforming use and structure issues, a focused evaluation will also be conducted on the zoning districts that apply to selected corridors where the community would like to see higher quality, walkable, greater intensity/density, mixed use development—and new or refined base districts or overlay districts proposed. As part of this process, permitted uses will be modernized, expanded, and better aligned with current market conditions, and development standards will be readjusted to achieve the community's desired form along these corridors, while at the same time ensuring sufficient flexibility, given that most new development along the corridor will need to be achieved in the redevelopment context.

7.3.2. Include Contextual Compatibility Standards in Selected Zone Districts

To assist in addressing the situation where there are nonconformity problems with dimensional standards (e.g., lot width, setbacks, etc.) where redevelopment is a priority, the City should consider applying contextual compatibility standards, with clear metrics to measure how such standards will be applied. (It is understood that the metrics for contextual compatibility standards must be clear, easy to understand and apply, given the City's recent challenges with this issue—this can and has been done in other communities' development codes)

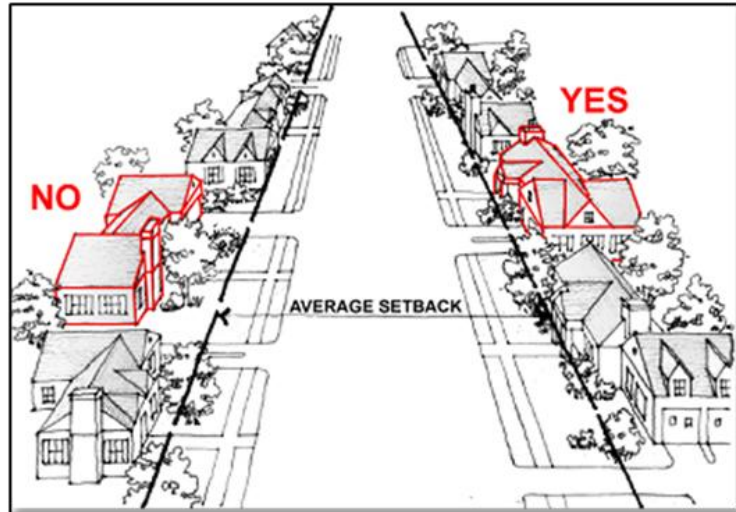
⁷⁷ One change that is suggested in Section 3.3, Proposed Revised Zoning District Structure, that can help minimize nonconformities is that the rewritten code delete the lot area standard in the zoning districts generally, since lot width and setback standards can effectively ensure the desired character of development.



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When used, contextual compatibility standards supersede the dimensional standards in the base zoning district in order to allow expansions and redevelopment consistent with the existing development fabric, even if that fabric does not comply with the district standards. They, for example, might establish a rule (superseding the dimensional standards in



the zone district) that requires the lot width, setback, and height standards in the district be between 80 and 120 percent of the average setback, lot area, and height of the lots and development on the same block face or within 300 feet of the lot being redeveloped, subject to any physical constraints on the site. (If there is no or only one developed property that qualifies as a comparison, the rule might be that the standard setbacks apply.) Under this type of rule, as long as development is consistent with the existing development context on the block (or within a certain number of feet of the development), it is considered conforming and could be redeveloped under the regulations.

7.3.3. Add Administrative Adjustment Procedure

Section 2.3.1, Add New Administrative Adjustment Procedure to Replace Alternative Design Exceptions, discusses adding an administrative adjustment procedure. It is one tool that many communities use to allow greater flexibility, especially for sites being redeveloped. It is suggested that an administrative adjustment procedure be added to better support redevelopment in the City.

7.3.4. Allow Alternative Compliance for Certain Development Standards Subject to Specific Standards

One trend in modern development codes is to allow alternative forms of compliance for one or more development standards. This procedure involves the submittal of an alternative plan that describes the alternative form of compliance and how it meets or exceeds the minimum standards in the regulations.

It is suggested that the City consider broadening development standards for redevelopment, in particular by allowing for adjustments to the off-street parking standards, as suggested in Section 5.2, Update Off-Street Parking Standards and Add Off-Street Loading Requirements.

7.3.5. Encourage Adaptive Reuse by Permitting Additional Uses in Existing Buildings

In some areas of the City there exist older buildings that are in good shape but remain persistently vacant. In some cases, these buildings may remain empty because of challenges making economically viable use of these older structures in zoning districts that may limit the



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types of uses allowed, such as an older commercial building located in a district that now allows only residential uses.

The City has had significant success with adaptive reuse of existing structures in historic areas such as Ybor City. To encourage adaptive reuse of existing structures elsewhere, the City could add a new type of use category into the consolidated use table (see Section 3.5, Clarify Uses in a More Logical and Functional Framework) that would allow additional uses in zoning districts if they take place within a building that has remained vacant for a defined number of years. For example, a moderate-intensity business such as a bookstore or a gift shop could be permitted in a residential district if it is located in a historic building or a building that has been vacant for five years. This can help protect existing buildings that community members appreciate by allowing landowners to make economically valuable use of the properties.

7.3.6. Modify the Regulations to Ensure the Process for Preferred Redevelopment is Streamlined and Easier to Achieve.

A number of recommendations outlined in this Assessment should remove obstacles and streamline the development review process for preferred types of development.

For example, refinements to some of the zoning districts that are applied in the East Tampa area to allow a diversity of housing types by right will make it procedurally more efficient to provide different housing options in these areas. Likewise, more closely aligning the permitted uses in the new zoning districts established for some of the corridors with current market conditions can streamline the development review process along the corridors.

Application of contextual compatibility standards in certain districts where there are differences in the lot widths of existing lots and the zone district lot width standards—even though the existing lot widths are consistent with the fabric of the neighborhood—will streamline development review, since it means the lot owner will not have to go through a variance process to develop on the noncompliant lot.

Allowing a straightforward menu of options for administrative adjustments or alternative compliance for parking standards can streamline the development review process for lot owners who want to redevelop their properties on lots that were originally developed years ago when parking standards were less, or landscape standards were different (see Section 5.2.2(c), Establish a Clear and Consolidated Set of Options to Reduce Required Off-Street Parking). In addition, the proposed neighborhood compatibility standards (see Section 6.2, Add Comprehensive Neighborhood Compatibility Standards) can provide more confidence that new development adjacent to a lower-density residential neighborhood will be designed in a way that mitigates negative impacts, and in that way make the development process run more smoothly.



Theme 8: Enhance the Sustainability and Resiliency of Development

Theme Summary

The City's Comprehensive Plan identifies sustainability and resilience as key priorities for the City's development regulations. To better address these priorities, it is recommended that the updated LDC define key resiliency terms, remove barriers to the development of market-driven solutions, and create incentives for more sustainable and resilient development. Finally, it is suggested the City consider establishing a green building/resiliency quotient that development must comply with, based on a point system which provides a menu-based approach for ensuring that new developments incorporate a minimum level of best development practices for sustainability and resiliency.

8.1. Overview of Plan Policies Relating to Sustainability and Resiliency

Sustainability and resiliency are related by distinct measures. In the development context, sustainability refers to practices that conserves the use of natural resources, in both the design and use of development. For example, a sustainable residential development might be one that includes energy- and water-saving features and is designed to allow residents to access daily services by walking instead of driving. Resiliency refers to practices that improve a development's ability to weather, without significant damage, severe natural hazard events like hurricanes and flooding, so shocks that come from such events are minimized.

The Comprehensive Plan, in the Environmental, Housing, Land Use, and Coastal Management elements includes a number of objectives and policies directed at ensuring the city's development regulations support both green building practices, as well as resilient development practices that mitigate against the impacts from floods and severe storms. More specifically, they include objectives and policies that direct the city to:

- ★ Engage in and promote practices that result in energy conservation and efficiency (Environmental, Objective 1.1. Pol. 1.1.1).
- ★ Promote energy-efficient and sustainable development practices (Environmental, Obj. 1.1. Pol. 1.1.4).
- ★ Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes within the 100-year floodplains of rivers and streams (Environmental, Obj. 2.1. Pol. 2.1.4.).
- ★ Discourage the cutting of trees and significant natural vegetation along the shoreline except for non-native invasive species (Environmental, Obj. 3.3. Pol. 2.8.5).
- ★ Promote the reduction of greenhouse gas emissions by encouraging "green" housing design standards that will enhance livability and sustainability (Housing, Obj. 1.4.).
- ★ Allow the city's housing to be adapted to enable households to remain in the same home or neighborhood throughout their different life cycles (Housing, Obj. 1.7., Pol. 1.7.4.).
- ★ Encourage housing that supports sustainable development patterns by promoting the efficient use of land, "green" housing design criteria, conservation of natural resources, resource



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efficient design and construction practices, and the use of renewable energy (Housing, Obj. 1.4. Pol. 1.4.1.).

- ★ ...[E]ncourage and promote developments and redevelopments exceeding the Florida Building Code's minimum energy efficiency requirements (Land Use, Obj. 1.3, Pol. 1.3.2).
- ★ Explore creating incentives for green developments, new homes, and commercial buildings which follow criteria and become certified under the USGBC's "Leadership in Energy and Environmental Design" (LEED) program, the Florida Green Building Coalition (FGBC), or meet similar standards (Land Use, Obj. 1.3, Pol. 1.3.1).⁷⁸
- ★ ... [E]ncourage that all new buildings in the Central Business District be built to LEED (Leadership in Energy and Environmental Design) standards (Land Use, Obj. 1.3, Pol. 1.3).
- ★ Follow sustainable building practices by encouraging the development of green roofs (Land Use, Obj. 15.3, Pol. 15.3.7).
- ★ Direct future development away from the coastal high hazard area (CHHA) Coastal Management, Obj. 1.1, and:
 - ★ Place a preference on uses in the area that are water enhanced, water related, water dependent, or which have been shown to support the Port Tampa Bay Master Plan (Coastal Management, Obj. 1.1, Pol. 1.1.5).
 - ★ Prohibit the location of new "special needs" facilities.... including adult congregate living facilities, hospitals, nursing homes, and total care facilities (Coastal Management, Obj. 1.1, Pol. 1.1.7).
- ★ Support creating a more disaster resistant community by mitigating the potential impacts associated with hurricanes and severe weather events (Coastal Management, Obj. 1.3.).
- ★ Direct that new development, redevelopment, and infrastructure in vulnerable areas use best practices to address sea level rise (Coastal Management, Obj. 1.3. Pol 1.3.18).
- ★ Support the protection, conservation, enhancement, and restoration of the remaining coastal wetlands, living marine resources, and wildlife habitat in the Tampa Bay estuary (Coastal Management, Obj. 1.10).

8.2. Overview of LDC Regulations Relating to Sustainability and Resiliency

The current regulations do not implement many of these policy directives. While Article VI: Supplemental Regulations, includes regulations to protect natural resources, wetlands, and trees, the current regulations generally lack standards and incentives to support the green building and resiliency practices directed in the plan policies and objectives. For example:

⁷⁸ In the Future Land Use Section Draft (August 2024) of the forthcoming update to the Comprehensive Plan, this language has been strengthened. Draft LU Policy 6.2.2 states: "Establish incentives for green developments, including new residential and commercial properties that adhere to criteria and achieve certification through programs such as the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED), the Florida Green Building Coalition (FGBC), or equivalent standards of sustainable development" (emphasis added).



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- ★ Solar energy systems are not specifically mentioned or defined, except Section 27-158, Height regulation generally, exempts solar energy collectors from height limitations;
- ★ Energy conservation is mentioned in several instances, but only as a general goal in several regulations (see Sections 27-136 and 27-226), and as a requirement in the community benefit program where there is fairly substantial city financial participation (Chapter 2, Article XII, Community Benefit Program, Section 2-853 (a)(7) of the City Code);⁷⁹
- ★ Electric vehicle (EV) charging is mentioned in several instances, and defined,⁸⁰ but there are no incentives for EV installing EV charging stations (recent changes to state law have preempted the City’s authority to regulate EV charging stations);⁸¹
- ★ Low impact development, green buildings, rain gardens, and bioswales are not mentioned or defined;
- ★ Universal design (design features that allow persons of any age or ability/disability to access and live in a residential unit) is not mentioned or defined;
- ★ Farmers’ markets are not mentioned or defined;⁸² and
- ★ The City of Tampa Sustainability Ordinance, Section 17.5-201, *et. seq.*, does direct the City to include green building standards in the construction of new city buildings and renovation of existing city buildings. It also encourages green building practices in affordable housing built under the city’s affordable housing programs—but these involve City initiatives only.⁸³

⁷⁹ In the community benefit program for a Tier 1 project, which is required to exceed minimum energy performance standards and to use Energy Star and Home Energy rating System (HERS) components, and which is encouraged to incorporate other green building practices to conserve energy (Chapter 2, Article XII. Community Benefit Program, Section 2-853(a)(7) of the City Code).

⁸⁰ There are two definitions:

Parking, electric vehicle (EV) capable: A parking space served by a continuous raceway to an electric panel. The electric panel shall have appropriate future capacity and have a dedicated branch circuit. Charging equipment is not required.

Parking, electric vehicle (EV) installed: A parking space served by a continuous raceway to an electric panel. The electric panel shall have appropriate capacity, and have a dedicated branch circuit. Charging equipment is required.

Section 27-43, Definitions.

⁸¹ Table 184-B: Parking Space Equivalencies by Transportation Mode, includes provisions electric vehicles; Table 27-185: Parking Layout, includes parking space standards for neighborhood electric vehicle. See [Sec. 366.94, Fla. Stat.](#), amended effective July 1, 2024 by Ch. 2024-137, for restrictions on local government’s authority to regulate EV charging stations.

⁸² One farmers’ market is mentioned in Section 16-91, Code of Ordinances, in a list of dedicated parks (Centennial Park (Ybor Farmers Market)).

⁸³ More specifically:

- Section 17.5-203, City funded construction and renovation of structures to comply with LEED Silver Standard, states that new municipal building construction and certain types of renovation should comply with the following green building standards (even though the city does not have to comply with the standards if ...“it is not feasible to construct or renovate a building or structure to this standard”):



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- ★ Sec. 5-121, Flood Resistant Development, establishes the rules governing flood hazard areas. The provisions appear to establish the base flood elevation(s) in flood hazard areas⁸⁴ from flood insurance rate maps⁸⁵ and other local flood study data. The regulations have several basic requirements.
 - ★ Section 5-121.83, Twenty-five year floodways and floodplains, requires.... “If the limits of the 25-year floodplain and floodway are available and approved by the city, no development is allowed within the limits of the 25-year floodway. In addition, development is only allowed within the 25-year floodplain when it is outside the limits of the floodway for the 100-year floodplain if delineated on flood insurance rate maps.”
 - ★ While the regulations appear to require that buildings in flood hazard areas be above base flood elevation (BFE),⁸⁶ or some degree higher than BFE, they do not offer any specificity with respect to the requirement (e.g., BFE versus BFE plus one or two feet above BFE). (The Florida Building Code requires building elevations in flood hazard areas to be at BFE, plus one foot).⁸⁷
 - ★ Section 5-121.264, Limitations on sites in regulatory floodways, states development or land disturbing activity will not result in any increase in the BFE.

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- New municipal buildings in excess of 5,000 square feet of air-conditioned space should satisfy, at a minimum, the United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED) silver standard.
 - For any renovation of existing municipal buildings, all building materials replaced shall be done with consideration of their energy efficiency ratings as recognized by the USGBC for their sustainable qualities, and with recycled products whenever available and appropriate.
 - Section 17.5-204, Incentives to encourage sustainable construction and redevelopment, provides for a partial rebate of building permit fees for single-family homes that comply with the Green Home Designation Standards of the Florida Green Building Coalition, and newly constructed commercial and multifamily development or major renovations that meet certain LEED levels (platinum, gold, silver), if the rebate funds are made available through the city’s budget process.
 - Section 17.5-205, Green building initiatives for affordable housing, encourages all multifamily and single-family homes constructed after October 1, 2008, through any of the city’s affordable housing programs, to utilize the Florida Building Coalition’s specifications for green building certification, Florida Energy Star and Florida Water Star appliances and principles. The provision also notes, however.... “If the administration determines that compliance with these specifications, appliances, and principles is not feasible for the affordable housing structure to attain, the administration may waive compliance with this section.”

⁸⁴ Flood hazard area means the greater of the following two areas: (Also defined in Florida Building Code, B, section 1612.2.)

1. The area within a floodplain subject to a one (1) percent or greater chance of flooding in any year.
2. The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

⁸⁵ Flood insurance rate map (FIRM) means the official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community.

⁸⁶ Base flood elevation means the elevation of the base flood, including wave height, relative to the North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM).

⁸⁷ On the Tampa website there's a document entitled: "[Sea-Level Rise Policy: A Homeowner's Best Practices Manual](https://www.tampa.gov/sites/default/files/document/2021/Report%20VI%20Homeowners%20Guide.pdf)" which recommends as a best practice that residential buildings be elevation to BFE + 2 feet (page 18).

<https://www.tampa.gov/sites/default/files/document/2021/Report%20VI%20Homeowners%20Guide.pdf>.



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- ★ Section 5-121, Subdivision plats, requires delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, on preliminary plats.

There are no other regulations or incentives that require or incentivize building practices that conserve natural resources or minimize “shocks” to the community from serious flood events or hurricanes (like the location of essential facilities in areas outside of flood hazard areas; the addition of generators as back-up for the loss electrical power at essential facilities; the elevation of HVAC and other plumbing equipment at elevations that make buildings less at risk for longer-term damage from flooding; and related actions. Moreover, there are no other regulations or incentives that encourage more intense and higher density development in the areas least likely to be impacted by serious flood events, and no regulations (other than the flood damage prevention regulations in Section 5-121, Flood Resistant Development), that requires development in areas subject to the greatest impact from flooding, to be better armed to defend against flooding.

8.3. Recommendations for Sustainability and Resiliency Provisions to Include in the Updated LDC

In contemplating how best to incorporate regulations in the rewritten code that support green building and resiliency practices, it is important to recognize that green building and resiliency practices involve much more than the design of individual buildings. In reality, by the time specific buildings are being designed, many opportunities to improve energy conservation (e.g., through building design or ground-mounted solar facilities), subdivision layout, stormwater management (e.g., through low impact development or environmental site design), reduce vehicle miles traveled (e.g., via better through-connectivity), or resiliency through stronger building elevation standards and better site design and building practices will have been lost unless tools to promote those results are included in the development regulations. Not only can including such tools in regulations reduce the cost of development—both initially and in the long run—but it can also move the city toward more environmentally friendly, resilient, and sustainable development practices. In addition, the inclusion of green building and resiliency practices can reinforce the perception among citizens that the development regulations incorporate development principles and goals that are important.

Based on what appears to be an interest and plan direction to incorporate green building and resiliency practices into the updated code, it is recommended at a minimum that the city include in the rewritten regulations provisions that define, encourage, support, and remove obstacles to green building and resiliency practices, and also consider including some incentives and requirements for developments that incorporate green building and resiliency practices. In over two decades of practice, we have learned several important lessons about how to promote green building and resiliency practices in land use regulations. These key lessons are:

- ★ **First**, include the tools for green building and resiliency in the development regulations. This means providing explicit definitions in the regulations for key terms like wind, solar energy systems, environmental site design, universal design, natural stormwater infrastructure, connectivity, bioswales, rain gardens, rain barrels, electric vehicle charging stations, alternative fuel filling stations, and recycling collection, transfer, treatment, and disposal facilities.



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- ★ **Second**, remove barriers to market-driven innovations in these areas. Explicitly address where and how on residential, commercial, mixed-use, industrial, and raw land sites solar, and wind energy systems may be installed – both as accessories to another primary use of the land, and as primary uses of the land. Do not require variances or approvals for installing smaller and accessory devices, and remove the requirements for building permits for those devices where possible. For larger and primary devices, establish objective standards and allow by right development subject to those standards, wherever possible. Ensure that site design and landscaping standards do not prohibit low impact development practices, but instead allow them to be counted towards required open space set-asides and landscaped areas.
- ★ **Third**, create meaningful incentives for those features that are most expensive and hardest to achieve. Resist the temptation to write an incentive for each desired site feature, because most of them will be ignored. Resist the temptation to give token incentives that do not begin to offset the added cost of installing the facility just to say that the regulations include an incentive. Development incentives must be designed strategically and must be balanced with incentives needed to achieve other important goals.
- ★ **Fourth**, write reasonable, objective, and enforceable standards for the green building features that can be included at low or moderate cost, if possible, during early phases of site or building design. There are a variety of energy conserving, water conserving, low impact development, and resource recycling features that can be included at low cost, where the additional cost is easily offset by the savings in time and expense by avoiding a variance procedure. These are the “tipping point” issues – areas where efficient market driven solutions are easily available, and the role of the development regulations is to strongly encourage their use through reasonable standards and procedural efficiencies.
- ★ **Finally**, be sure to coordinate the standards and incentives in the development regulations with related provisions in the Florida Building Code as modified by Chapter 5, Building Code, of the City Code. Generally, if the topic is adequately addressed in other codes (e.g., incentives or allowances for building mounted solar collectors), they should not be repeated in the development regulations, because repetition often leads to inconsistencies over time. On the other hand, site design features (e.g., ground mounted solar collectors or bioswales) can and should be addressed in the development regulations with little worry that those provisions will become inconsistent with other code provisions over time.

More specifically, it is recommended that the rewritten development regulations define terms, remove barriers, and adopt reasonable regulations following the principles above, for the following types of green building practices:

- ★ Energy conservation techniques and devices including, but not limited to, green roofs, roof gardens, cool roofs, and subdivision design (to take advantage of solar and passive energy);⁸⁸

⁸⁸Draft LU Policy 6.2.3 in the Future Land Use Section Draft (August 2024) of the forthcoming update to the Comprehensive Plan states that there should be no restrictions on rooftop solar panel coverage other than any requirements in the building code, and draft LU Policy 6.2.4 states that solar panels shall not be counted towards building height.



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- ★ Alternative energy systems that would include, but are not be limited to, solar energy systems, solar collectors, solar arrays, electric vehicle charging stations, and alternative fuel filling stations;
- ★ Water conservation techniques and devices including, but not limited to, xeriscape, drip irrigation systems, bioswales, rain gardens, rain barrels, and water cisterns;
- ★ Low impact development/environmental site design standards for stormwater management;
- ★ Conservation of green infrastructure, including, but not limited to, more stringent tree protection requirements and the provision of open space-set-asides;
- ★ Urban agriculture activities including, but not limited to, produce stands, farmers markets, and vegetable gardens, in addition to the current standards that allow the raising of a limited number of animals (like chickens, ducks, and rabbits) in specified residential zoning districts;
- ★ Compact, walkable urbanism, in appropriate locations, that supports market driven and higher development densities with a mix of uses in key places, together with requirements for pedestrian and bicycle connectivity and a strong focus on the quality of the streetscape;
- ★ Housing diversity by increasing the housing options available to residents in close proximity to services, by right or subject to use specific standards. These types of housing might include small-scale forms of attached dwellings (duplexes, triplexes, quadplexes, mansion apartments, courtyard apartments, senior housing, and ECHO housing⁸⁹) that not only promote affordability but limit the impact of new development on the land; and
- ★ Recycling collection, transfer, treatment, and disposal facilities.

It is also recommended that the City explore adding resiliency requirements or incentives in the rewritten regulations to ensure development is more resilient to flooding and severe storms. This might include:

- ★ Increasing the elevation requirement for developments in flood prone areas from base flood elevation (BFE) plus one foot,⁹⁰ to BFE plus two or three feet (which is the standard now applied in several southeastern communities subject to increasing flooding);⁹¹
- ★ If the city decides to increase the BFE elevation requirements (and even if it does not), the addition of building design standards that help the elevated building to maintain the desired character of the neighborhood or area where it is being built, and ensure the newly elevated building is consistent with the context. In particular, these standards should address ways to ensure the visual and architectural consistency of the streetscape, to the maximum extent practicable. Organizing these standards by how high a building is to be elevated helps to

⁸⁹ Elder Cottage Housing Opportunities (ECHO) housing refers to a small attached or detached temporary residential structure placed or constructed to the side or rear of an existing single family dwelling that is designed to be occupied by one or two people who are at least 62 years of age or disabled, and who are related by birth, marriage, or adoption to the occupants of the principal residence and who benefit from living close to the family.” Some codes only permit ECHO units for two or three years, unless the applicant can demonstrate that the unit is still needed for the elderly/disabled individual for a longer period of time.

⁹⁰ Which is a requirement in the Florida Building Code.

⁹¹ Charleston, South Carolina and Norfolk, Virginia.



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visualize the design impact and how it needs to be addressed. Elements that these updated elevated building design standards might incorporate could include:

- ★ Reducing the appearance of building bulk.
- ★ Using design details and proportions from the local context.
- ★ Requiring façade articulation for elevated interior floors.
- ★ Incorporating elements of visual interest at the street level.
- ★ Prohibiting slab on grade foundations in flood hazard areas;⁹²
- ★ Exploring changes in land use and zoning policy to allow higher density development on lands that are least likely to be subject to flooding (this action would require additional analysis to identify these areas); and
- ★ Exploring whether to place further restrictions on development in the coastal high hazard area.

The City also should consider developing a green building/resiliency quotient that all development would have to comply with (possibly to different levels or degrees). The quotient would be based on a point-based menu of green building and resilient development practice options that would make the development more sustainable and/or resilient. The core component of this approach would be a menu of optional development standards that would result in the incorporation of green building or resiliency practices into the development. Each option would include a point value that is based on 1) the additional expense of incorporating the development practice and 2) its benefit to addressing sustainability or resiliency issues. The development applicant would have to achieve a certain minimum total number of points to comply, as well as a certain minimum number of points in at least three component areas to comply. The three component areas are proposed to be:

- ★ **Green building practices:** Actions to incorporate green building measures in the project like energy or water conservation measures, the use of alternative energy, LEED or LEED-comparable building design, the use of low impact development techniques, universal design, affordable housing;
- ★ **Risk reduction:** Actions to reduce the development from flooding risk like through building elevation, increased setbacks from areas prone to flooding, enhancement of natural systems that result in mitigation of flood levels; and
- ★ **Shock reduction:** Actions to mitigate against shocks from flooding events, like the location of essential facilities out of flood hazard areas, or the integration of a backup power system that could keep a development powered during a grid disruption.

⁹² Slab on grade is a form of construction where a building sits on a concrete foundation that rests directly on the ground. In flood-prone areas, slab-on-grade construction can be problematic if fill is used to flatten or elevate the ground for a building foundation. Large quantities of fill can alter drainage sites, lessen rainfall infiltration, and accelerate runoff or displace water onto neighboring properties and downstream communities.



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One of the benefits of the point system shown in Figure II-17, Example Resiliency Point System, is its flexibility. It provides a straightforward way for the City to establish and implement resiliency objectives, and to modify them over time as circumstances change. The system gives developers more options than a straightforward regulatory requirement, by allowing them to mix and match resilience options that best fit the characteristics of their particular development.

If some or all of these suggestions are embraced, it will require changes to at least the following sections of the regulations:

- ★ Definitions;
- ★ Permitted uses—to better address renewable energy facilities, urban agriculture, housing options, and resiliency practices;
- ★ Use-specific standards—for example, to better establish where on a site accessory renewable energy facilities can be located;
- ★ Dimensional standards— to establish maximum heights and setbacks of renewable energy and low impact development features, and building elevations in flood prone areas;
- ★ Parking standards—to accommodate electric vehicle charging stations and improved van and carpool provisions;
- ★ Green building and resiliency standards (e.g., addition of the quotient) (see proposed Section 5.11, Sustainable and Resilient Development Requirements, in the Annotated Outline); and
- ★ Incentive provisions if incentives are included in addition to or instead of standards (see proposed Section 5.12, Sustainable and Resilient Development Incentives, in the Annotated Outline.

Finally, it is recommended that any new standards and incentives be coordinated with related provisions of the building code, to ensure there are no conflicts and that the provisions are mutually supportive.

Figure II-17: Example Resiliency Point System

TABLE 5.12.7: RESILIENT POINT SYSTEM FOR NON-RESIDENTIAL DEVELOPMENT	
Resilient Development Activity	Points Earned
Component 1: Risk Reduction	
Construct building to meet 110-mile wind load design requirements of the VUSBC	2.00
Equip the project with at least one alternative, independent source of electricity supply so that the project is fully capable of operating if a primary source of power experiences an interruption	1.50
If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood	1.00
Elevate the ground story finished floor and all significant electrical and mechanical equipment no less than 3 feet above highest adjacent grade or to an elevation of 11 (NAVD '88)	1.00, plus 0.50 per ft. above 3 ft.
Install a generator for power generation in the event of power failure sufficient to keep critical operations functional	0.50
Establish operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power, and transition back to normal operation	0.50



III. Annotated Outline of Updated LDC

This part of the Assessment provides an overview of the proposed structure and general substance of the LDC that would address the issues identified in Part II related to the current LDC. As part of the review and discussion of the Assessment, the City will provide more detailed direction about the nature and scope of the new regulations and specific provisions. When this process is completed, the actual drafting of the new regulations will begin.

The following pages are a general outline of the proposed LDC. We view the annotated outline and the previous parts of the Assessment as vehicles for helping to define expectations about what is to be accomplished before beginning the detailed drafting work. In addition to providing a road map for drafting the new code, the outline provides an organizing framework for continued conversations with the City about key code issues.

The sidebar outlines the proposed new structure, which includes nine articles and an appendix that incorporates the legacy zoning districts.

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
Appendix	Legacy Zoning Districts



ARTICLE 1: GENERAL PROVISIONS

Article 1: General Provisions, plays an important part in making the new LDC user-friendly by including certain overarching rules, and establishing a clear basis for the authority by which the regulations are adopted and administered. These “boilerplate” sections will state the title of the document, the legal authority by which the City regulates zoning, and the general purposes of the LDC.

SECTION 1.1. TITLE

This section will set forth the official name by which the regulations may be cited (e.g., “the City of Tampa Land Development Code”) as well as any acceptable shortened references (e.g., “the LDC” or “this LDC” or “this Code”).

SECTION 1.2. AUTHORITY

This section will contain references to the City’s authority to adopt the LDC in accordance with the Florida constitution and Florida statutes. It will also include a provision stating that if the regulations cite a provision of the Florida statutes or federal law that is amended or superseded, the regulations will be deemed to refer to the amended section or the section that most nearly corresponds to the superseded section.

SECTION 1.3. GENERAL PURPOSE AND INTENT

This general purpose and intent section informs decision-makers and the courts in future years about the purpose and intent of City Council when it adopted the updated LDC. It will include statements of intent, as appropriate, to reflect the goals, objectives, and policies in the comprehensive plan, building on Section 27-2 of the current LDC. Purpose statements related to the zoning districts, the development standards, and the procedures will be located in those specific sections.

SECTION 1.4. APPLICABILITY

This section makes clear who is subject to the requirements of the LDC. It will state that unless stated otherwise or exempted, the standards and requirements of the LDC apply to all development within the corporate limits of the City. It will also include a section on general exemptions. This section will carry forward Sections 27-7 through 27-9 of the current LDC.

SECTION 1.5. RELATIONSHIP WITH OTHER LAWS, COVENANTS, OR DECREES

This section builds on Section 27-330 of the current LDC and provides that in case of conflict between the LDC and other legislative enactments of the federal government, the state, or the City, the stricter provision applies, to the extent allowed by law. The section will also express that it is not the intent of the regulations to annul private covenants, easements, or other agreements, but if the regulations establish stricter requirements, the City’s regulations apply. The section will also clarify that the City will not be responsible for monitoring or enforcing private easements, covenants, and restrictions, though it may inquire into private easements and restrictions when reviewing plans for the purpose of ensuring consistency with City requirements.



III. Annotated Outline of Updated LDC

Article 1: General Provisions

SECTION 1.6. OFFICIAL ZONING DISTRICT MAP

This section incorporates by reference the Official Zoning District Map as well as any related maps, building on Sections 27-22 through 27-32 of the current LDC. It will provide for amendment of the Official Zoning District Map upon the approval of a rezoning application. It will clarify that the Official Zoning District Map is now maintained in a digital format. It will also:

- Incorporate and refine the provisions in the existing regulations that relate to boundary interpretations; and
- Identify the Development Coordination Manager (“Manager”) as the person authorized to interpret the Official Zoning District Map and determine where the boundaries of the different zoning districts fall, if in dispute. It will also provide that appeals from the Manager’s interpretations may be made to the City Council, in accordance with Section 27-27 of the current LDC.

SECTION 1.7. TRANSITIONAL PROVISIONS

This is a new section that establishes rules governing continuing violations of the regulations, pending development applications at the time of adoption, and existing development approvals. More specifically, subsections in this section will state:

- Violations of the current regulations continue to be violations under the new regulations (unless they are no longer considered violations), and are subject to the penalties and enforcement provisions in Article 8: Enforcement.
- How to treat development applications that are already submitted and moving

through the development approval pipeline at the time the regulations become effective. The general rule is that development applications submitted and accepted as complete before the effective date of the updated LDC (Section 1.8 below) are reviewed and decided according to the standards in effect when submitted.

- Existing development approvals and permits will be recognized as valid. These approvals and permits may proceed with development, as long as they comply with the terms and conditions of their approvals, and the rules in existence at the time of their approval. Substantial amendments to the approvals will subject the development to the updated LDC.
- Applications submitted after the effective date of the updated LDC are subject to the procedures and standards of the updated LDC.

SECTION 1.8. SEVERABILITY

This standard provision states that if any part of the updated LDC is ruled invalid, the remainder of the code is not affected and continues to apply, and that if application of a code provision to a particular circumstance is ruled invalid, that decision does not affect its application to other circumstances. This will build on Section 27-330 of the current LDC.

SECTION 1.9. EFFECTIVE DATE

This section establishes the effective date of the updated LDC.



ARTICLE 2: ADMINISTRATION

For regulations to be effective, it is important that development review processes are efficient, and that the community's substantive planning and development goals are embedded in the development review standards. An efficient process is achieved when the general framework for review is not redundant, the procedures used and the review standards included result in a reasonable degree of certainty, and the review process for each type of development approval is streamlined to the greatest extent possible without sacrificing assurance that the relevant substantive planning and development goals are used in making development decisions.

As discussed in Theme 2: Improve Predictability, Transparency, Clarity, and the Efficiency of the Development Review Process, of the Diagnosis, Article 2: Administration consolidates all development review procedures and creates a set of standard procedures that apply to all development applications. It also makes changes to the development review procedures to streamline and simplify the review process. It includes the following five sections:

Section 2.1, Purpose and Organization, provides an overview of the organization of the article.

Section 2.2, Summary Table of Development Review Procedures, includes a summary table of development review procedures that provides an overview of the development approvals under the LDC.

Section 2.3, Review, Advisory and Decision-Making Bodies and Persons, identifies and clarifies the roles of the different advisory and decision-making bodies and staff responsible for review, advice, and decision-making on applications for development approvals.

Section 2.4, Standard Application Requirements and Procedures, establishes a standard set of review procedures that are generally applicable to the review of all applications for development approvals.

Section 2.5, Application-Specific Review Procedures, includes the specific review standards and any unique procedural review requirements for each individual application.

Each section is outlined and discussed in more detail below.

SECTION 2.1. PURPOSE AND ORGANIZATION

This introductory section outlines the organization of Article 2, as discussed in the summary above, and serves as a roadmap for readers.

SECTION 2.2. SUMMARY TABLE OF DEVELOPMENT REVIEW PROCEDURES

This section provides an overview of the updated review procedures. It identifies which board or person is responsible for review, advice, or making the decision. The proposed set of review procedures is included in Table II-1: Proposed Development Review Procedures, of the Diagnosis, and reproduced below.



III. Annotated Outline of Updated LDC

Article 2: Administration

Table II-1: Proposed Development Review Procedures

D = Decision S = Staff Review R = Recommendation A = Appeal

<> = Public Hearing ^ = Applies if located in a historic district

* = Pre-application conference required # = Neighborhood meeting required

Review Procedure	Development Coordination Manager	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Discretionary Approvals								
Comprehensive Plan								
<i>Text amendment</i>	S [1]			S			R	<D>
<i>Future Land Use Map (FLUM) amendment</i>	S [1]			S			R	<D>
LDC text amendment	S			S			<R>	<D>
Zoning map amendment								
<i>Large-area zoning map amendment</i>	S			S^			R	<D>
<i>Small-area zoning map amendment*#</i>	S			S^			R	<D>
<i>Planned Development zoning map amendment*#</i>				S^			R	<D>
<i>Historic district designation</i>		S	<R>					<D>
Designation or modification of overlay district	S						R	<D>
S-2 Special Use Permit*#	S							<D>
Subdivision								
Major subdivision								
<i>Preliminary plat*#</i>	S							D
<i>Construction drawing</i>	D							
<i>Final plat</i>	S							D
Minor subdivision	S							D
Land alteration permit	D							
Modifications to approved phase boundaries for a phased development	D							
Vacation	S							D
Replat/Amendment	S							D
Historic Preservation								
Certificate of appropriateness								
<i>Certificate of appropriateness, major</i>		R		<D>				
<i>Certificate of appropriateness, minor</i>		D		<A>				
<i>Certificate of appropriateness for relocation or demolition, historic district</i>		R		<D>				
<i>Certificate of appropriateness for relocation or demolition, historic properties</i>		S		<D>				
Contributing status designation		R	<D>					
Right-of-way encroachment, historic district		S		D				
Natural Resources								
Landscape and tree planting permit concurrent with building permit application	D							
Tree pruning permit	D							
Protected tree removal permit	D					<A>		



III. Annotated Outline of Updated LDC

Article 2: Administration

Table II-1: Proposed Development Review Procedures

D = Decision S = Staff Review R = Recommendation A = Appeal

<> = Public Hearing ^ = Applies if located in a historic district

* = Pre-application conference required # = Neighborhood meeting required

Review Procedure	Development Coordination Manager	Historic Preservation Manager	Historic Preservation Commission	Arch. Review Comm. Barrio Latino Comm.	Variance Review Board	Hearing Officer	Hillsborough Planning Commission	City Council
Grand tree removal permit	S			<D>^	<D>			
Wetland buffer determination and development	D					<A>		
Upland habitation plan	D					<A>		
Administrative Determinations								
Vested rights (common law) determination	S							<D>
S-1 Special Use Permit	D					<A>		
S-2 Special Use Permit minor change	D					<A>		
PD-A detailed site plan	D							<A>
Site-plan zoning district minor change	D							
Design District review	D					<A>		
Transfer of development rights (TDR)								
TDR certificate of availability	D	R						
TDR certificate of transfer	D							
Other Permits								
Sign Permits								
Zoning compliance for sign permit [3]	R							
Sign placement, historic district		S		D				
Alternative sign plan	D							
Historic sign restoration, rehabilitation, or reconstruction			[2]	D				
Commercial communication tower site permit*	D							=
Alcoholic beverage sales permit revocation or suspension	S							<D>
Development of Regional Impact	S							<D>
Relief								
Variance	S			<D>^	<D>			
Administrative adjustment	D				<A>			
Reasonable accommodation	D					<A>		
Interpretations								
Formal interpretation	D							<A>
Certification of regulations applicable to a parcel	D					<A>		



III. Annotated Outline of Updated LDC

Article 2: Administration

SECTION 2.3. REVIEW, ADVISORY AND DECISION-MAKING BODIES AND PERSONS

This section specifies the role of each elected, appointed, and administrative body or individual in the administration of the LDC and in the development review process, including the following:

- Building Official
- Director of City Planning
- Development Coordination Manager (“Manager”)
- Historic Preservation Manager
- Historic Preservation Commission
- Architectural Review Commission
- Barrio Latino Commission
- Variance Review Board
- Hearing Officer
- Hillsborough County City-County Planning Commission (“Planning Commission”)
- City Council

In addition, the updated LDC will assign most staff-level determinations to the Manager, and authorize the Manager to delegate any authority they are granted in this LDC to any professional-level subordinate staff. This allows City staff maximum flexibility in the internal organization of review processes without requiring amendments to the LDC.

SECTION 2.4. STANDARD APPLICATION REQUIREMENTS AND PROCEDURES

This section describes the requirements that apply generally to all zoning- and development-related applications, as discussed in Section 2.2.3, Establish a Set of Standard Development Review Procedures, of the Diagnosis.

Sec. 2.4.1. Pre-Application Conference

This section establishes requirements for pre-application meetings with staff for certain types of applications.

Sec. 2.4.2. Neighborhood Meeting

This section encourages (or requires, depending on the City’s preference) applicants to conduct neighborhood meetings prior to application submittal, as discussed in Section 2.2.4, Add a Neighborhood Meeting Requirement, of the Diagnosis.

Sec. 2.4.3. Application Submission and Determination of Completeness

This section establishes standards governing the formal submission of a development application. It specifies the materials required for a complete application, cross-referencing separate application forms and procedures maintained by the Department of Development and Growth Management, identifies requirements for payments in fees in accordance with the City’s fee schedule, and provides standards for requests to withdraw applications prior to scheduling of a public hearing. It also establishes standards for staff review of an application and determination of whether it is complete, and the process for the applicant’s submission of a revised application.

Sec. 2.4.4. Public Notice

This section establishes general rules for notification and publication (e.g., what constitutes “posted” and “published” notice). Detailed notice requirements are set forth in the application-specific procedures in Section 2.5, Application-Specific Review Procedures and may be included in a table in this section. It builds on the existing notice provisions in Section 27-149 of the current LDC.



III. Annotated Outline of Updated LDC

Article 2: Administration

Sec. 2.4.5. Public Hearings

This section establishes the purpose and intent of public hearings, and includes cross-references to rules of procedure for public hearings adopted by City Council and other review and decision-making bodies.

Sec. 2.4.6. Advisory Body Hearing, Review, and Decision

For applications subject to review by an advisory body such as the Architectural Review Commission, the Barrio Latino Commission, the Historic Preservation Commission, or the Planning Commission, this subsection establishes the procedures for review and recommendation.

Sec. 2.4.7. Decision-Making Body Hearing, Review, and Decision

This subsection includes procedures pertaining to the conduct of a meeting or public hearing before the decision-making body (typically the Variance Review Board, a Hearing Officer, or the City Council), and the body's review and decision on the application. It describes generally the types of conditions that may be attached to certain forms of approvals where the procedure expressly allows applications to be approved with conditions.

Sec. 2.4.8. Post-Decision Actions

This subsection describes actions that occur after a decision has been rendered, including appeals, lapse of approvals, and limitations on subsequent applications.

SECTION 2.5. APPLICATION-SPECIFIC REVIEW PROCEDURES

Discretionary Approvals

Sec. 2.5.1. Comprehensive Plan Text Amendment

This section establishes a new review procedure for an amendment to the Comprehensive Plan. The process involves review by the Director of City Planning, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.2. Comprehensive Plan Future Land Use Map Amendment

This section establishes a new review procedure for an amendment to the Future Land Use Map. The process involves review by the Director of City Planning, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.3. LDC Text Amendment

This section establishes the review procedure for amending the text of the LDC, building on Section 27-147 of the current LDC. The process involves review by the Manager, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.4. Large-Area Zoning Map Amendment

This section establishes the review procedure for an amendment to the zoning district map involving 10 or more acres of land or initiated by the City Council, building on Section 27-148 of the current LDC. This is a quasi-judicial process. The process includes a recommendation by the Barrio Latino Commission for land in the Ybor City Historic



III. Annotated Outline of Updated LDC

Article 2: Administration

District or the Architectural Review Commission for land in other historic districts, as applicable, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.5. Small-Area Zoning Map Amendment

This section establishes the review procedure for a small-area amendment to the zoning district map (that does not qualify as a large area amendment), building on Section 27-148 of the current LDC. This is a quasi-judicial process. The process includes a neighborhood meeting, a recommendation by the Barrio Latino Commission for land in the Ybor City Historic District or the Architectural Review Commission for land in other historic districts, as applicable, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.6. Planned Development Zoning Map Amendment

This section establishes the review procedure for amendment of the zoning district map to a planned development district, clarifies that the same procedure applies both for initial applications and major revisions, and identifies circumstances in which the Manager may approve minor deviations to an approved Planned Development. This is a quasi-judicial process. The process includes a neighborhood meeting, a recommendation by the Barrio Latino Commission for land in the Ybor City Historic District or the Architectural Review Commission for land in other historic districts, as applicable, a public hearing and recommendation by the Planning Commission,

and a public hearing and decision by the City Council.

Sec. 2.5.7. Historic District Designation

This section establishes the review procedure for designation of land in a historic district, building on Section 27-256 of the current LDC. This is a legislative process. The process includes a neighborhood meeting, review by the Historic Preservation Manager, a recommendation by the Historic Preservation Commission, a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

Sec. 2.5.8. Designation or Modification of Overlay District

This section establishes the review procedure for designation of land in an overlay district, building on the procedure in Sections 27-232 and 27-233 of the current LDC. This is a legislative process. The process includes a recommendation by the Planning Commission and a public hearing and decision by the City Council.⁹³

Sec. 2.5.9. S-2 Special Use Permit

This section establishes the review procedure for approval of an S-2 Special Use Permit, building on Article I, Division 5 of the current LDC. The process includes a neighborhood meeting and a public hearing and decision by the City Council.

Permits and Other Approvals

Sec. 2.5.10. Major Subdivision

This section establishes the procedures for review of major subdivisions, based on the

⁹³ The current LDC references a review and recommendation by the Department of Business and Housing Development, which does not exist.



III. Annotated Outline of Updated LDC

Article 2: Administration

existing procedures in Section 27-153.2 *et seq.* of the current LDC. The substance of the existing subdivision process, including the preliminary plat, construction drawing, and final plat stages will be carried forward, with a neighborhood meeting requirement added.

Sec. 2.5.10(a). Preliminary Plat

Sec. 2.5.10(b). Construction Drawing

Sec. 2.5.10(c). Final Plat

Sec. 2.5.11. Minor Subdivision

This section establishes the procedures for review of small and express subdivisions, building on the existing procedures in Section 27-153.2.24 of the current LDC.

Sec. 2.5.12. Land Alteration Permit

This section carries forward the procedure for land alteration prior to construction drawing approval in Section 27-153.3.2 of the current LDC. It involves review and decision by the Manager, and will continue to state that any land alteration undertaken in accordance with this procedure is at the sole risk of the developer.

Sec. 2.5.13. Modifications to Approved Phase Boundaries for a Phased Development

This section carries forward the procedures for modifying approved phase boundaries in Section 27-153.2.2(c) of the current LDC. It involves review and decision by the Manager.

Sec. 2.5.14. Vacation

This section establishes the procedure for vacation of a plat, carrying forward the procedure in Section 27-153.2.20(a) and Section 177,101(3)-(5), Florida Statutes.

Sec. 2.5.15. Replat/Amendment

This section establishes the procedure for replat or amendment of an existing plat, carrying forward the procedure in Section 27-153.2.20(c) of the current LDC.

Historic Preservation

Sec. 2.5.16. Certificate of Appropriateness, Major

This section establishes the procedure for review and decision of an application for a major certificate of appropriateness, building on the procedures in Sections 27-98 and 27-115 of the current LDC. It involves preparation of a staff report and review and decision following a public hearing by the Barrio Latino Commission for land in the Ybor City Historic District or the Architectural Review Commission for land in other historic districts.

Sec. 2.5.17. Certificate of Appropriateness, Minor

This section establishes the procedure for review and decision of an application of a minor certificate of appropriateness, building on the procedures in Sections 27-101 and 27-118 of the current LDC. It involves review and decision by the Historic Preservation Manager.

Sec. 2.5.18. Certificate of Appropriateness for Relocation or Demolition, Historic District

This section establishes the procedure for review and decision of an application of a certificate of appropriateness for relocation or demolition for land in a historic district, building on the procedures in Sections 27-99 and 27-116 of the current LDC. It involves preparation of a staff report and review and decision following a public hearing by the Barrio Latino Commission for land in the Ybor City Historic District or the Architectural Review Commission for land in other historic districts.



III. Annotated Outline of Updated LDC

Article 2: Administration

Sec. 2.5.19. Certificate of Appropriateness for Relocation or Demolition, Historic Properties

This section establishes the procedure for review and decision of an application of a certificate of appropriateness for relocation or demolition for historic property not in a historic district, building on the procedures in Sections 27-99 and 27-116 of the current LDC. It involves review by the Historic Preservation Manager and review and decision following a public hearing by the Architectural Review Commission.

Sec. 2.5.20. Contributing Status Designation

This section establishes the procedure for identifying the contributing status of property within a historic district, including the initial designation, building on Section 27-261(a) of the current LDC; redesignation following relocation, building on Section 27-261(b) of the current LDC; and a change in contributing status, building on Section 27-261(c) of the LDC. Each procedure involves review by the Historic Preservation manager and a decision following a public hearing by the Historic Preservation Commission.

Sec. 2.5.21. Right-of-Way Encroachment, Historic District

This section carries forward the existing procedure for an application for a right-of-way encroachment in the Ybor City Historic District that is reviewed by the Barrio Latino Commission, in accordance with Section 27-106(b) of the current LDC. It involves review and decision by the Barrio Latino Commission.

⁹⁴ These procedures may be adjusted in future drafts or during the drafting phase based on revisions to the landscaping and tree protection standards discussed in Section 5.3, Reorganize, Modernize, and Refine Landscape and Tree Protection Standards, as Appropriate, of the Diagnosis. In addition, in the current LDC, many of the decisions related to natural resources are made by the

Natural Resources

Sec. 2.5.22. Landscape and Tree Planting Permit Concurrent with Building Permit Application⁹⁴

This section establishes the procedures for review and decision on a permit for landscaping and tree planting activities as part of a building permit application, building on Section 27-284.2.2 of the current LDC. The Manager makes the decision.

Sec. 2.5.23. Tree Pruning Permit

This section establishes the procedures for review and decision on a permit for tree pruning, building on Section 27-284.2.3 of the current LDC. The Manager makes the decision.

Sec. 2.5.24. Protected Tree Removal Permit

This section establishes the procedures for review and decision on a permit for removal of a protected tree, building on Section 27-284.2.4 (removal of protected trees) of the current LDC. The Manager makes the decision.

Sec. 2.5.25. Grand Tree Removal Permit

This section establishes the process for review and decision on a permit for removal of a grand tree, building on Section 27-284.2.5 of the current LDC. It involves preparation of a staff report and recommendation by the Manager, and review and decision following a public hearing by the Barrio Latino Commission for land in the Ybor City Historic District, by the Architectural Review Commission for land in another historic district, and the Variance Review Board for land not in a historic district.

Natural Resources Coordinator. This has been changed to the Manager to streamline the updated LDC and provide additional flexibility. See Section 2.2.7, Consolidate Most Staff-Level Decision-Making Authority to the , of the Diagnosis.



III. Annotated Outline of Updated LDC

Article 2: Administration

Sec. 2.5.26. Wetland Buffer Determination and Development

This section establishes the procedure for the determination of an application for development within the area landward 25 feet of a wetland, building on Section 27-286(d) of the current LDC. The Manager makes the decision.

Sec. 2.5.27. Upland Habitation Plan

This section establishes the procedure for the approval of an upland habitat plan, building on Section 27-287.4 of the current LDC. The Manager makes the decision.

Administrative Determinations

Sec. 2.5.28. Vested Rights (Common Law) Determination

This section establishes the procedure for determination of vested rights or nonconforming status, building on Section 27-54 of the current LDC. It is recommended that the City consider changing the decision-making body from the Zoning Administrator to City Council. If this recommendation is adopted, following staff review, the Hearing Officer would make findings of fact and a recommended order, and that the City Council review and make the decision. Alternatively, the decision would be made to the Manager, with appeal to City Council.

Sec. 2.5.29. S-1 Special Use Permit

This section establishes the procedure for determination of an application for S-1 Special Use Permit building on Section 27-127 of the current LDC. The Manager makes the decision.

Sec. 2.5.30. S-2 Special Use Permit Minor Change

This section establishes the procedure for determination of an application for a minor

change to an S-2 Special Use Permit, building on Section 27-128 of the current LDC. As with the current regulations, only specified changes will qualify as minor changes, and all other changes to an S-2 Special Use Permit will require approval of a new permit in accordance with the procedure in Sec. 2.5.9, S-2 Special Use Permit. The Manager makes the determination as to whether a change is minor and makes the decision.

Sec. 2.5.31. PD-A Detailed Site Plan

This section establishes the procedure for review and decision on a detailed site development plan for development of all or a part of a site zoned to a PD-A district, building on the procedure in Section 27-228(e)(3) of the current LDC. The Manager makes the decision.

Sec. 2.5.32. Site-Plan Zoning District Minor Change

This section establishes the procedure for review and decision on a minor change to a site plan zoning district, building on the classification of “non-substantial” changes to site plan zoning districts in Section 27-138(7) of the current LDC. As with the current regulations, only specified changes will qualify as minor changes, and all other changes to a site plan zoning district will require approval of a site plan district in accordance with the procedure in Sec. 2.5.5, Small-Area Zoning Map Amendment. The Manager makes the determination as to whether a change is minor and makes the decision.

Sec. 2.5.33. Design District Review

This builds on and consolidates the procedures for design review that apply in the CBD districts (Section 27-181.2(2)), CD district (Section 27-202), and Seminole Heights districts (Section 27-211.1(e)), as discussed in Section 2.2.6, Consolidate Duplicative Procedures, of the



III. Annotated Outline of Updated LDC

Article 2: Administration

Diagnosis. The consolidated process will involve review and decision by the Manager.

Sec. 2.5.34. Transfer of Development Rights (TDR)

This section carries forward the Transfer of Development Rights (TDR) procedures in Section 27-141 of the current LDC.

Sec. 2.5.34(a). TDR Certificate of Availability

This section establishes the procedure for determination of a certificate of availability which reflects development rights available for transfer from a sending site. It involves review of the eligibility of a sending site, review and a recommendation by the Historic Planning Manager, and a decision by the Manager.

Sec. 2.5.34(b). TDR Certificate of Transfer

This section establishes the procedure for determination of a certificate of transfer which reflects the transfer of development rights to a sending site. It involves a decision by the Manager.

Other Permits

Sec. 2.5.35. Zoning Compliance for Sign Permit

This section establishes the procedure for confirming that a sign conforms with the sign regulations in Section 5.8, Signs. The process will involve review and recommendation by the Director and review and decision by the Building Official, building on the procedure in Section 27-289.2 of the current LDC.

Sec. 2.5.36. Sign Placement, Historic District

This section establishes the procedure for approval of applications to place awning, wall, marquee, and projecting signs in the Ybor City Historic District, building on Section 27-106 of the current LDC. It involves review by the Historic Preservation Manager and a decision by the Barrio Latino Commission.

Sec. 2.5.37. Alternative Sign Plan

This section establishes the procedure for approval of an alternative sign plan in lieu of compliance with all the standards in Section 5.8, Signs, building on Section 27-289.4(e) of the current LDC. The procedure involves review and decision by the Manager.

Sec. 2.5.38. Historic Sign Restoration, Rehabilitation, or Reconstruction

This section establishes the procedure for approval of a restored, rehabilitated, or reconstructed sign in a historic district. The procedure involves a recommendation by the Historic Preservation Manager and a decision by the Barrio Latino Commissions for signs on land within the Ybor City Historic District, and by the Architectural Review Commission for signs on land within other historic districts, building on Section 27-289.5 of the current LDC.

Sec. 2.5.39. Commercial Communication Tower Site Permit

This section establishes the procedure for approval of a permit to erect or construct a new commercial communication tower or modify or replace an existing commercial communication tower, building on the procedure in Section 27-282.6 of the current LDC. The procedure involves review and decision by the Manager.

Sec. 2.5.40. Alcoholic Beverage Sales Permit Revocation or Suspension

This section establishes the procedure for the suspension and revocation of approvals for alcoholic beverage sales, building on Section 27-318 of the current LDC. This procedure involves review by the Manager and review and decision by City Council following a public hearing.

Sec. 2.5.41. Development of Regional Impact

This section establishes the procedure for the review of a Development or Regional Impact in



III. Annotated Outline of Updated LDC

Article 2: Administration

accordance with state law, building on Section 27-314 of the current LDC. It involves review by the Manager and review and decision by City Council following a public hearing.

Relief

Sec. 2.5.42. Variance

This section establishes the procedure for a variance from the terms of the LDC where a literal enforcement of its provisions would result in unnecessary hardship. It is reviewed and decided following a public hearing by the Barrio Latino Commission for land in the Ybor City Historic District, by the Architectural Review Commission for land in another historic district, and the Variance Review Board for land not in a historic district. See discussion in Section 2.2.6, Consolidate Duplicative Procedures, of the Diagnosis.

Sec. 2.5.43. Administrative Adjustment

This section establishes the procedure for approval by the Manager of minor modifications to development standards, replacing the design exception procedure, as discussed in Section 2.3.1, Add New

Administrative Adjustment Procedure to Replace Alternative Design Exceptions, of the Diagnosis.

Sec. 2.5.44. Reasonable Accommodation

This section establishes the procedure for the Manager to authorize reasonable accommodation to the LDC for persons with disabilities, carrying forward the procedure in Section 27-62 of the current LDC. The Director makes the decision.

Interpretations

Sec. 2.5.45. Formal Interpretation

This section includes the procedures for applying for a formal written interpretation of the LDC by the Manager, as discussed in Section 2.3.2, Add a Procedure for Interpretations of the LDC, of the Diagnosis.

Sec. 2.5.46. Certification of Regulations Applicable to a Parcel

This section carries forward the process for written determinations as certifications in Section 27-55 of the current LDC. The Manager makes the decision.



ARTICLE 3: ZONING DISTRICTS

Article 3: Zoning Districts, establishes and describes the zoning districts which govern the types of development and uses allowed in different parts of the City, as discussed in Section 3.3, Proposed Revised Zoning District Structure, of the Diagnosis.

SECTION 3.1. GENERAL STANDARDS

Sec. 3.1.1. Compliance with Zoning District Standards

This subsection establishes the general rule that land may not be developed in the City or its planning jurisdiction except in accordance with the regulations that apply within the zoning district, as well as other regulations within the Development Code.

Sec. 3.1.2. Establishment of Zoning Districts

This subsection describes base zoning districts, special districts, overlay districts, and legacy districts, and explains how they relate to one another. The subsection describes overlay districts as superimposed over portions of an

underlying base district, which applies additional or alternative development regulations to those applied by the underlying base district.

The subsection then establishes the various zoning districts, with a summary table that identifies the district by name and official abbreviation. The table has a hierarchical format, organizing zoning districts by base districts (residential, business, institutional, mixed-use, industrial), special districts, planned development districts, overlay districts, and legacy districts. Within each group, zoning districts are generally listed from the least to the most intensive. The following table shows the proposed lineup of zoning districts compared to the current set of districts.

Existing District	Proposed District
Residential Districts	
<i>RS-150: Residential Single Family 150</i>	<i>RSE: Residential Single-Family Estate</i>
<i>RS-100: Residential Single Family 100</i>	<i>RSS: Residential Single-Family Suburban</i>
<i>RS-75: Residential Single Family 75</i>	<i>RSU: Residential Single-Family Urban</i>
<i>RS-60: Residential Single Family 60</i>	
<i>RS-50: Residential Single Family 50</i>	
<i>RM-12: Residential Multifamily 12</i>	
<i>RM-16: Residential Multifamily 16</i>	<i>RMF: Residential Multifamily</i>
<i>RM-18: Residential Multifamily 18</i>	
<i>RM-24: Residential Multifamily 24</i>	
Business Districts	
<i>CN: Commercial Neighborhood</i>	<i>CN: Commercial Neighborhood</i>
<i>CG: Commercial General</i>	<i>CG: Commercial General</i>
<i>CI: Commercial Intensive</i>	
<i>OP: Office Professional</i>	



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Article 3: Zoning Districts

Existing District	Proposed District
<i>OP-1: Office Professional-1</i>	<i>OP: Office Professional</i>
Institutional Districts	
<i>U-C: University Community</i>	<i>UC: University Community</i>
<i>PP: Public Parks</i>	<i>PP: Public Parks</i>
Industrial District	
<i>IG: Industrial General</i>	<i>IN: Industrial</i>
<i>IH: Industrial Heavy</i>	
Mixed-Use Districts	
<i>[New district]</i>	<i>MU-N: Mixed Use—Neighborhood</i>
<i>[New district]</i>	<i>MU-C: Mixed Use—Corridor</i>
<i>[New district]</i>	<i>MU-R: Mixed Use—Regional</i>
Special Districts	
Ybor City Historic Districts	
<i>YC-1: Ybor City Central Commercial Core</i>	<i>YC-C: Ybor City Commercial</i>
<i>YC-5: Ybor City General Commercial</i>	
<i>YC-6: Ybor City Community Commercial</i>	
<i>YC-2: Ybor City Residential</i>	<i>YC-R: Ybor City Residential</i>
<i>YC-8: Ybor City Residential</i>	
<i>YC-9: Ybor City Community College</i>	<i>YC-CC: Ybor City Community College</i>
<i>YC-4: Ybor City Mixed Use Redevelopment</i>	<i>YC-MU-R: Ybor City Mixed Use Redevelopment</i>
<i>YC-7: Ybor City Mixed-Use</i>	<i>YC-MU: Ybor City Mixed-Use</i>
<i>YC-9: Ybor City Site Plan Controlled</i>	<i>YC-PD: Ybor City Planned Development</i>
Seminole Heights Districts	
<i>SH-RS: Seminole Heights Single-Family Detached Residential</i>	<i>SH-R: Seminole Heights—Residential</i>
<i>SH-RS-A: Seminole Heights Single-Family Attached Residential</i>	
<i>SH-RM: Seminole Heights Multi-Family Residential</i>	<i>SH-RM: Seminole Heights—Residential Multifamily</i>
<i>SH-RO: Seminole Heights Residential Office</i>	<i>SH-C: Seminole Heights—Commercial</i>
<i>SH-CN: Seminole Heights Commercial Neighborhood</i>	
<i>SH-CG: Seminole Heights Mixed-Use, Commercial General</i>	
<i>SH-CI: Seminole Heights Mixed-Use, Commercial Intensive</i>	<i>SH-PD: Seminole Heights—Planned Development</i>
<i>SH-PD: Seminole Heights Planned Development</i>	
Central Business District	
<i>CBD-1: Central Business District-1</i>	<i>CBD: Central Business District</i>
<i>CBD-2: Central Business District 2</i>	



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Article 3: Zoning Districts

Existing District	Proposed District
Channel District	
<i>CD-1: Channel District 1</i>	CD: Channel District
<i>CD-2: Channel District 2</i>	
Municipal Airport Districts	
<i>M-AP-1: Municipal Airport District-1</i>	M-AP-1: Municipal Airport District-1
<i>M-AP-2: Municipal Airport District-2</i>	M-AP-2: Municipal Airport District-2
<i>M-AP-3: Municipal Airport District-3</i>	M-AP-3: Municipal Airport District-3
<i>M-AP-4: Municipal Airport District-4</i>	M-AP-4: Municipal Airport District-4
Planned Development Districts	
<i>PD: Planned Development</i>	PD: Planned Development
<i>PD-A: Planned Development Alternative</i>	PD-A: Planned Development Alternative
Overlay Districts	
<i>South Howard Commercial Overlay District</i>	SHC-O: South Howard Commercial Overlay
<i>New Tampa Commercial Overlay District</i>	NTC-O: New Tampa Commercial Overlay
<i>Westshore Overlay District</i>	W-O: Westshore Overlay
<i>East Tampa Overlay District</i>	ET-O: East Tampa Overlay
<i>West Tampa Overlay District</i>	WT-O: West Tampa Overlay
<i>Parkland Estates Overlay District</i>	PE-O: Parkland Estates Overlay
<i>Kennedy Boulevard Corridor District</i>	KB-O: Kennedy Boulevard Overlay
<i>Tampa Heights Overlay District</i>	TH-O: Tampa Heights Overlay
Legacy Districts	
<i>RM-35: Residential Multifamily 35</i>	L-RM-35: Legacy Residential Multifamily 35
<i>RM-50: Residential Multifamily 50</i>	L-RM-50: Legacy Residential Multifamily 50
<i>RM-75: Residential Multifamily 75</i>	L-RM-75: Legacy Residential Multifamily 75
<i>RO: Residential Office</i>	L-RO: Legacy Residential Office
<i>RO-1: Residential Office-1</i>	L-RO-1: Legacy Residential Office-1

Sec. 3.1.3. Consistency Matrix

This subsection provides a reference to the consistency matrix that identifies which zoning districts are compatible with Future Land Use Plan categories in the City’s Comprehensive Plan, building on Section 27-21 of the current LDC. To streamline the updated LDC, it is suggested that the matrix be included in an appendix.

SECTION 3.2. RESIDENTIAL DISTRICTS

Sec. 3.2.1. General Purpose of Residential Districts

This subsection sets out the general purpose of the residential districts. See discussion in Section 3.3.1, Residential Zoning Districts, of the Diagnosis. The residential districts include:



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Article 3: Zoning Districts

Sec. 3.2.2. RSE: Residential Single-Family Estate

Sec. 3.2.3. RSS: Residential Single-Family Suburban

Sec. 3.2.4. RSU-Residential Single-Family Urban

SECTION 3.3. BUSINESS DISTRICTS

Sec. 3.3.1. General Purpose of Business Districts

This subsection sets out the general purpose of the business zoning districts. See discussion in Section 3.3.2, Business Districts, of the Diagnosis. The business districts include:

Sec. 3.3.2. CN: Commercial Neighborhood

Sec. 3.3.3. CG: Commercial General

Sec. 3.3.4. OP: Office Professional

SECTION 3.4. INSTITUTIONAL DISTRICTS

Sec. 3.4.1. General Purpose of Institutional Districts

This subsection sets out the general purpose of the institutional zoning districts. See discussion in Section 3.3.3, Institutional Districts, of the Diagnosis. The institutional districts include:

Sec. 3.4.2. UC: University Community

Sec. 3.4.3. PP: Public Parks

SECTION 3.5. INDUSTRIAL DISTRICT

Sec. 3.5.1. General Purpose of Industrial Districts

This subsection sets out the general purpose of the industrial zoning district.

Sec. 3.5.2. IN: Industrial

This subsection establishes the IN: Industrial district. See discussion in Section 3.3.4, Industrial District, of the Diagnosis.

SECTION 3.6. MIXED-USE DISTRICTS

Sec. 3.6.1. General Purpose of Mixed-Use Districts

This subsection sets out the general purpose of the mixed-use zoning districts. See discussion in Section 3.3.5, Mixed-Use Districts, of the Diagnosis. The mixed-use districts include:

Sec. 3.6.2. MU-N: Mixed Use–Neighborhood

Sec. 3.6.3. MU-C: Mixed-Use–Corridor

Sec. 3.6.4. MU-R: Mixed-Use–Regional

SECTION 3.7. YBOR CITY HISTORIC DISTRICTS

Sec. 3.7.1. Ybor City Historic Districts Purpose and General Standards

This subsection sets out the general purpose of the Ybor City Historic Districts and general standards that apply to all the Ybor City Historic Districts. See discussion in Section 3.3.6(a), Ybor City Historic Districts, of the Diagnosis. The Ybor City Historic districts include:

Sec. 3.7.2. YC-C: Ybor City–Commercial

Sec. 3.7.3. YB-R: Ybor City–Residential

Sec. 3.7.4. YC-CC: Ybor City–Community College

Sec. 3.7.5. YC-MUR: Ybor City–Mixed Use Redevelopment

Sec. 3.7.6. UC-MU: Ybor City–Mixed Use



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Article 3: Zoning Districts

Sec. 3.7.7. YC-PD: Ybor City–Planned Development

SECTION 3.8. SEMINOLE HEIGHTS DISTRICTS

Sec. 3.8.1. Seminole Heights Districts Purpose and General Standards

This subsection sets out the general purpose of the Seminole Heights Districts and general standards that apply to all the Seminole Heights Districts. See discussion in Section 3.3.6(b), Seminole Heights Districts, of the Diagnosis. The Seminole Heights Districts include:

Sec. 3.8.2. SH-R: Seminole Heights–Residential

Sec. 3.8.3. SH-RM: Seminole Heights–Residential Multifamily

Sec. 3.8.4. SH-C: Seminole Heights–Commercial

Sec. 3.8.5. SH-PD: Seminole Heights–Planned Development

SECTION 3.9. CBD: CENTRAL BUSINESS DISTRICT

This section sets out the general purpose of the Central Business District. See discussion in Section 3.3.6(c), Central Business District, of the Diagnosis.

SECTION 3.10. CHANNEL DISTRICTS

Sec. 3.10.1. Seminole Heights Districts Purpose and General Standards

This subsection sets out the general purpose of the Channel District. See discussion in Section 3.3.6(d), Channel District, of the Diagnosis. The Channel Districts include:

Sec. 3.10.2. CD: Channel District

SECTION 3.11. MUNICIPAL AIRPORT DISTRICTS

Sec. 3.11.1. Seminole Heights Districts Purpose and General Standards

This subsection sets out the general purpose of the Municipal Airport Districts and general standards that apply to all Municipal Airport Districts. See discussion in Section 3.3.6(e), Municipal Airport Districts, of the Diagnosis. The Seminole Heights Districts include:

Sec. 3.11.2. M-AP-1: Municipal Airport District-1

Sec. 3.11.3. M-AP-2: Municipal Airport District-2

Sec. 3.11.4. M-AP-3: Municipal Airport District-3

Sec. 3.11.5. M-AP-4: Municipal Airport District-4

SECTION 3.12. PLANNED DEVELOPMENT DISTRICTS

Sec. 3.12.1. Planned Development Districts Purpose and General Standards

This subsection sets out the general purpose of the Planned Development districts and general standards that apply to both Planned Development districts. See discussion in Section Section 3.3.6(f), Planned Development Districts, of the Diagnosis. The Planned Development districts include:

Sec. 3.12.2. PD: Planned Development

Sec. 3.12.3. PD-A: Planned Development-Alternative



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Article 3: Zoning Districts

SECTION 3.13. OVERLAY DISTRICTS

Sec. 3.13.1. General Purpose of General Overlay Districts

This subsection sets out the general purpose of the overlay districts. See discussion in Section 3.3.7, Overlay Districts, of the Diagnosis. The overlay districts include:

Sec. 3.13.2. SHC-O: South Howard Commercial Overlay

Sec. 3.13.3. NTC-O: New Tampa Commercial Overlay

Sec. 3.13.4. W-O: Westshore Overlay

Sec. 3.13.5. ET-O: East Tampa Overlay

Sec. 3.13.6. WT-O: West Tampa Overlay

Sec. 3.13.7. PE-O: Parkland Estates Overlay

Sec. 3.13.8. KB-O: Kennedy Boulevard Overlay

Sec. 3.13.9. TH-O: Tampa Heights Overlay

SECTION 3.14. LEGACY DISTRICTS

Sec. 3.14.1. Established Legacy Districts

This subsection establishes the legacy districts that are carried forward and renamed in the updated LDC as discussed in Section 3.3.9, Legacy Districts, of the Diagnosis.

Sec. 3.14.2. Legacy District Regulations

This subsection provides a reference to the regulations that apply to the legacy zone districts, which will be included in Appendix A of the updated LDC.



ARTICLE 4: USE REGULATIONS

Article 4: Use Regulations, consolidates all use regulations, including the principal uses, accessory uses and structures, and temporary uses and structures. Article 4 is organized into four sections that address principal uses, accessory uses and structures, and temporary uses and structures, and a final section on interpreting unlisted uses.

SECTION 4.1. PRINCIPAL USES

Sec. 4.1.1. General

This subsection sets out the purpose of the principal use table and outlines its organization.

Sec. 4.1.2. Principal Use Table

This includes the heart of the article, a principal use table that consolidates several separate use tables in the current LDC (including Sections 27-156, 27-184, 27-198, and 27-211.8). The subsection begins with introductory material explaining how to use the table(s). Each table will reflect revisions to the lineup of zoning districts as discussed in Section 3.3, Proposed Revised Zoning District Structure, of the Diagnosis, and the new classification system for principal uses (see Sec. 4.1.3 below). The current line-up of principal uses—and their designation as permitted, allowed as a conditional use, or prohibited—will serve as a starting point for modernizing the uses in each zoning district. The principal use table(s) will also include new uses that do not appear in the current code and will modernize the existing lineup of allowable principal uses. In addition, a final column of the principal use table(s) will contain references to applicable use-specific standards (see Sec. 4.1.4 below) for those uses that are subject to specific regulations in addition to general development standards.

Sec. 4.1.3. Classification of Principal Uses

In an effort to provide better organization, precision, clarity, and flexibility to the principal uses listed in the principal use table(s) and the

administration of the table, the table and use-specific standards will be organized around the three-tiered concept of use classifications, use categories, and uses (see discussion in Section 3.5, Clarify Uses in a More Logical and Functional Framework, of the Diagnosis). This subsection describes each use category, outlining the principal characteristics of uses in the category and noting examples of included uses and examples of uses and structures deemed accessory to the included uses.

Use classifications, the broadest category, organize land uses and activities into general use classifications such as “Residential Uses,” “Civic and Institutional Uses,” and “Commercial Uses.” Use categories, the second level or tier in the system, is composed of groups of individual types of uses with common characteristics, such as “Household Living” and “Group Living” (under the Residential Uses classification). Use categories are further divided into specific uses based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. Example uses under the Household Living category include “single-family detached dwelling” and “multifamily dwelling.” All uses identified in the principal use table(s) will be defined in Article 9: Definitions, Rules of Construction and Interpretation, and Rules of Measurement. This three-tiered system of use classifications, use categories, and uses provides a systematic basis for assigning present and future land uses into the zoning districts.



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Article 4: Use Regulations

Sec. 4.1.4. Standards Specific to Principal Uses

This subsection sets out standards that always apply to certain principal uses (or if appropriate, apply to certain principal uses in particular zoning districts). If there are exceptions to the use-specific standards, they are identified. Special attention is paid to standards for new principal uses, new standards for carried-forward principal uses, and improving the use-specific standards in the current LDC (largely from Section 27-132, Regulations governing individual special uses, and Article VI, Division 2, Regulations for Specified Uses, of the current LDC). The standards in Section 27-317 relating to increased security requirements for uses with alcohol beverage sales in the CBD, CD, and YC districts will be incorporated as well.

SECTION 4.2. ACCESSORY USES AND STRUCTURES

Accessory uses or structures are those uses or structures that are subordinate to the principal use of a building or land, located on the same lot as the principal use, and customarily incidental to the principal use. For example, a stand-alone automated teller machine is considered as an accessory use to a commercial use, and a swimming pool is typically considered an accessory structure to a single-family dwelling. This section will build on the accessory uses and structures in the LDC but will add a table of accessory uses and structures and more detail about their use and application.

Sec. 4.2.1. General

This subsection sets out the purpose of the section and outlines its organization.

Sec. 4.2.2. Accessory Use/Structure Table

This subsection includes an accessory use table that lists common accessory uses and structures (such as home occupations, swimming pools, satellite dish antennas, outdoor storage), shows

the zoning districts in which each is allowed, and references any use-specific standards applicable to the accessory use or structure. The table largely carries forward and consolidates accessory uses and structures recognized in the current LDC, refining the list to include modern accessory uses and structures (such as solar panels, wind conversion systems, water cisterns, backyard gardens, etc.).

Sec. 4.2.3. Standards for All Accessory Uses and Structures

This includes a set of general standards that generally apply to all accessory uses and structures. This will build upon Section 27-290 of the current LDC.

Sec. 4.2.4. Specific Standards for Accessory Uses and Structures

This subsection sets out standards that always apply to certain accessory uses or structures (or if appropriate, apply to certain accessory uses or structures in particular zoning districts). As with the standards specific to principal uses, special attention is paid to standards for new accessory uses and structures, new standards for carried-forward accessory uses and structures, and improving the standards specific to accessory uses and structures that are included in the current LDC (largely from Article VI, Division 7, Miscellaneous Standards).

SECTION 4.3. TEMPORARY USES AND STRUCTURES

This section will add a table of temporary uses and structures and detail their use and application.

Sec. 4.3.1. General

This subsection sets out the purposes of the section and outlines its organization.



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Article 4: Use Regulations

Sec. 4.3.2. Temporary Use/Structure

This subsection includes a temporary use table that lists allowed temporary uses and structures and references any use-specific standards applicable to the temporary use or structure.

Sec. 4.3.3. Standards Specific to Temporary Uses and Structures

This subsection sets out standards that always apply to certain temporary uses, structures, or events (or if appropriate, apply to certain

temporary uses or structures in particular zoning districts).

SECTION 4.4. INTERPRETATION OF UNLISTED USES

This section will build on Section 27-59 of the current LDC and provides a procedure and standards to guide how to interpret uses not defined and used in the LDC. Authorization to make this interpretation is shifted from the Zoning Administrator in the current code to the Director.



ARTICLE 5: DEVELOPMENT STANDARDS

Article 5: Development Standards, contains the development standards in the LDC related to the physical layout of new development.

SECTION 5.1. ACCESS AND CONNECTIVITY STANDARDS

See discussion in Section 5.1, Reorganize and Update Mobility, Circulation, and Connectivity Standards, of the Diagnosis.

SECTION 5.2. OFF-STREET PARKING AND LOADING STANDARDS

See discussion in Section 5.2, Update Off-Street Parking Standards and Add Off-Street Loading Requirements, of the Diagnosis.

SECTION 5.3. LANDSCAPING, BUFFERING, AND SCREENING STANDARDS

See discussion in Section 5.3, Reorganize, Modernize, and Refine Landscape and Tree Protection Standards, as Appropriate, of the Diagnosis.

SECTION 5.4. TREE PROTECTION STANDARDS

See discussion in Section 5.3, Reorganize, Modernize, and Refine Landscape and Tree Protection Standards, as Appropriate, of the Diagnosis.

SECTION 5.5. EXTERIOR LIGHTING STANDARDS

See discussion in Section 5.4, Include New Exterior Lighting Standards, of the Diagnosis.

SECTION 5.6. FENCE AND WALL STANDARDS

This will carry forward and update the fence and wall standards in Section 27-290.1 in the current LDC.

SECTION 5.7. FORM AND DESIGN STANDARDS

See discussion in Section 5.5, Add New Generally Applicable Form and Design Standards, of the Diagnosis. This section will also carry forward the district design standards in Sections 27-271 through 27-275 of the current LDC.

SECTION 5.8. SIGNS

This will carry forward and update the sign regulations in Article VI, Division 6 of the current LDC.

SECTION 5.9. NEIGHBORHOOD COMPATIBILITY STANDARDS

See discussion in Section 5.9, Neighborhood Compatibility Standards, of the Diagnosis.

SECTION 5.10. ENVIRONMENTAL STANDARDS

This will carry forward the regulations regarding wetlands in Article VI, Division 4, Subdivision 5 of the current LDC, and the upland habitat protection standards in Article VI, Division 4, Subdivision 6 of the current LDC.



III. Annotated Outline of Updated LDC

Article 5: Development Standards

SECTION 5.11. SUSTAINABLE AND RESILIENT DEVELOPMENT REQUIREMENTS

See discussion in Theme 8: Enhance the Sustainability and Resiliency of Development, of the Diagnosis.

SECTION 5.12. SUSTAINABLE AND RESILIENT DEVELOPMENT INCENTIVES

See discussion in Theme 8: Enhance the Sustainability and Resiliency of Development, of the Diagnosis.



ARTICLE 6: SUBDIVISION STANDARDS

Article 6: Subdivision Standards, carries forward, reorganizes, and updates the substantive standards that apply to the design of a subdivision, the required infrastructure improvements, and requirements for performance and maintenance guarantees for public improvements. (Subdivision procedures will be consolidated with the other development review and approval procedure in Article 2: Administration.)

SECTION 6.1. GENERAL PROVISIONS

This section builds upon Article II., Division 8, Subdivision 1 of the current LDC and adds general requirements relating to subdivision.

SECTION 6.2. TECHNICAL STANDARDS

This section will identify the general standards for subdivision of land in the City. It largely carries forward the standards contained in current Article II, Division 8 of the current LDC.

SECTION 6.3. PERFORMANCE GUARANTEES

This section will carry forward and update the regulations relating to performance guarantees for installation of infrastructure improvements in Section 27-153.2.15 and for maintenance of improvements in Section 27-153.2.16 of the current LDC.



ARTICLE 7: NONCONFORMITIES

Article 7: Nonconformities, consolidates all rules pertaining to nonconformities. It builds on the nonconformity provisions in Article VII of the current LDC, and the nonconforming sign regulations in Section 27-289.8. This article incorporates these existing provisions, with updates to incorporate best practice provisions that are found in modern codes to better support project goals.

SECTION 7.1. GENERAL APPLICABILITY

Sec. 7.1.1. Purpose and Scope

This subsection establishes that the article addresses legally established uses, structures, lots, and signs that do not comply with requirements in the updated LDC.

Sec. 7.1.2. Authority to Continue

This subsection recognizes all lawfully established nonconformities will be allowed to continue in accordance with the standards of this article, building on Section 27-292 in the current LDC.

Sec. 7.1.3. Determination of Nonconformity Status

This subsection includes a standard provision stating the landowner, not the City, has the burden of proving the existence of a lawful nonconformity. This builds on Section 27-291 in the current LDC.

Sec. 7.1.4. Minor Repairs and Maintenance

This new subsection states that routine maintenance of nonconforming structures, nonconforming uses, nonconforming lots, and nonconforming signs is permitted and that landowners will be allowed to maintain these nonconformities in the same condition they were at the time the nonconformity was established.

Sec. 7.1.5. Changes in Tenancy or Ownership

This new subsection will state that change of tenancy or ownership will not, in and of itself, affect nonconformity status.

SECTION 7.2. NONCONFORMING USES

This section establishes specific rules governing nonconforming uses. It will build on Sections 27-293, 27-294, 27-296, 27-297, 27-299, and 27-301 of the current LDC, with some refinements and clarification. The section will address enlargement, discontinuation, and change in use, and generally carry forward the current rules.

SECTION 7.3. NONCONFORMING STRUCTURES

This section establishes specific rules governing nonconforming structures. It will build on Sections 27-298, 27-300, and 27-304 of the current LDC with some refinements and clarification. It will address enlargement, abandonment, relocation, and reconstruction after damage.

SECTION 7.4. NONCONFORMING LOTS OF RECORD

This provision addresses established lots of record that were platted or legally created prior to the effective date of the updated LDC, but that do not meet the dimensional requirements of the zoning district where they are located. It will incorporate the existing regulations in Sections 27-295 and 27-303 of the current LDC.



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Article 7: Nonconformities

This section will also address nonconforming lots in non-residential neighborhoods.

SECTION 7.5. NONCONFORMING SIGNS

This section will generally carry forward, with refinements and clarification of Section 27-289.8 from the current LDC regarding the treatment of nonconforming signs.



ARTICLE 8: ENFORCEMENT

Article 8: Enforcement, establishes procedures and standards to ensure compliance with the provisions of the LDC, and obtain corrections for violations. It builds on Section 27-326 *et seq.* of the current LDC, and Section 27-154.2 of the Subdivision Regulations. It also sets forth the remedies and penalties that apply to violations of the LDC.

SECTION 8.1. PURPOSE

This section sets forth the purpose of the enforcement section.

SECTION 8.2. COMPLIANCE REQUIRED

This section clarifies that compliance with all provisions of the LDC is required. This section builds upon Section 27-289.2 of the current LDC.

SECTION 8.3. VIOLATIONS

This section consolidates the existing enforcement provisions throughout the LDC, including those dealing with flood damage prevention, landscaping, subdivisions, zoning, and signs. It explains that it shall constitute a violation to fail to comply with any provision of the LDC, or the terms or conditions of any development approval or authorization granted in accordance with the LDC. The section also more specifically identifies both general violations as well as specific violations. It builds upon Section 27-327 of the current LDC.

SECTION 8.4. RESPONSIBLE PERSONS

This section indicates who is responsible for a violation when it occurs. The section will be drafted to assign responsibility as broad as legally possible, and states that any person who violates the LDC is subject to the identified remedies and penalties. This section builds upon Section 27-327 of the current LDC.

SECTION 8.5. ENFORCEMENT, REMEDIES, AND PENALTIES

This section will include general provisions regarding enforcement of any LDC violations, including who is responsible for enforcement, as well as available remedies and penalties. This section will coordinate and coexist with Chapter 9: Code Enforcement of the Tampa Code of Ordinances which will continue in full force and effect, but will provide additional opportunities for remedies including, for example, stop orders, revocation of development authorizations, authority for the City to conduct repairs or correct other code violations that pose a serious threat to public health, safety or welfare, and authorize the City to seek orders of abatement and other forms of relief. This section builds upon Sections 27-154.2, 27-287.25, 27-289.14, and 27-328 of the current LDC.

SECTION 8.6. REGULATION AND ENFORCEMENT OF ALCOHOLIC BEVERAGE SALES REGULATIONS

This new section will carry forward the regulations regarding enforcement of alcoholic beverage sales, including the expiration of alcoholic beverage sales if no sales take place for 60 consecutive days in Section 27-318, and the recordkeeping and other requirements in Section 27-319 of the current LDC.



ARTICLE 9: DEFINITIONS, RULES OF CONSTRUCTION AND INTERPRETATION, AND RULES OF MEASUREMENT

Article 9: Definitions, Rules of Construction and Interpretation, and Rules of Measurement, builds on the provisions and definitions in the current LDC. In addition, it will include new, modernized, refined, and modified definitions, as appropriate. It will also enhance the definitions and the use of definitions by:

- Including rules of construction;
- Consolidating all rules of measurement;
- Adding definitions of all uses identified in the use tables in Article 4: Use Regulations; and
- Removing standards from the definitions and relocating them to appropriate places in the LDC.

SECTION 9.1. RULES OF CONSTRUCTION

This section addresses general issues relating to the construction of language, including the computation of time, mandatory vs. discretionary terms (e.g., shall vs. may), tenses, and so forth. This section builds on and consolidates the existing rules for interpreting the LDC (including Section 27-41) and, where necessary, adds new provisions.

SECTION 9.2. RULES OF INTERPRETATION

This section builds on and consolidates the existing rules for interpreting the LDC (including Sections 27-27, 27-159, and 27-160) and, where necessary, adds new provisions.

SECTION 9.3. RULES OF MEASUREMENT

This section consolidates and establishes the rules for all types of measurement used in the LDC (such as how to measure bulk and dimensional requirements like height, width, setbacks, lot area, how encroachments into required yards will be determined and regulated, and the other measurements that are required to interpret standards). This section builds on Sections 27-13 and 27-161 of

the current LDC. It provides a central location where the user can go if there is a need to apply a rule of measurement. Graphics are used in this section to assist in the explanation of the different rules of measurement, with the proviso that in cases of conflict between a graphic and the text of the LDC, the text controls.

SECTION 9.4. DEFINITIONS

This section consolidates all definitions of terms used throughout the LDC. As discussed in Section 1.3, Make the Language Clearer and More Precise and Reduce Duplication, of the Diagnosis, we will evaluate all existing definitions, and then refine and modernize the definitions, and add new definitions, as appropriate, so the updated LDC has a clear, modern, and workable set of definitions. We will use the definitions found in the current LDC (most of which are collected in Section 27-43) as a starting point for the definitions section, but will add definitions related to the zoning districts, the uses, development standards, and elsewhere in the code, as necessary. We will also revise definitions as necessary to ensure that the definitions do not contain substantive or procedural requirements. Finally, we will



III. Annotated Outline of Updated LDC

Article 9: Definitions, Rules of Construction and Interpretation, and Rules of Measurement

verify that key definitions conform to state and federal law, and constitutional requirements.



IV. Appendix

IV. Appendix

A full-size example of a zoning district layout from another community is included on the following pages.



Article 3 Zoning Districts

Division 3. Residential Districts

Sec. 24-3306. R-1A One-Family Residence District

A. Purpose

The purpose of the R-1A One-Family Residence District is to provide and protect residential areas wherein the predominant pattern of residential development is the one-family dwelling. Allowed uses include:

- One-family dwellings on lots of 21,500 sq. ft.; and
- Supporting institutional, recreational, and public facilities and uses.

B. Concept



C. Use Standards

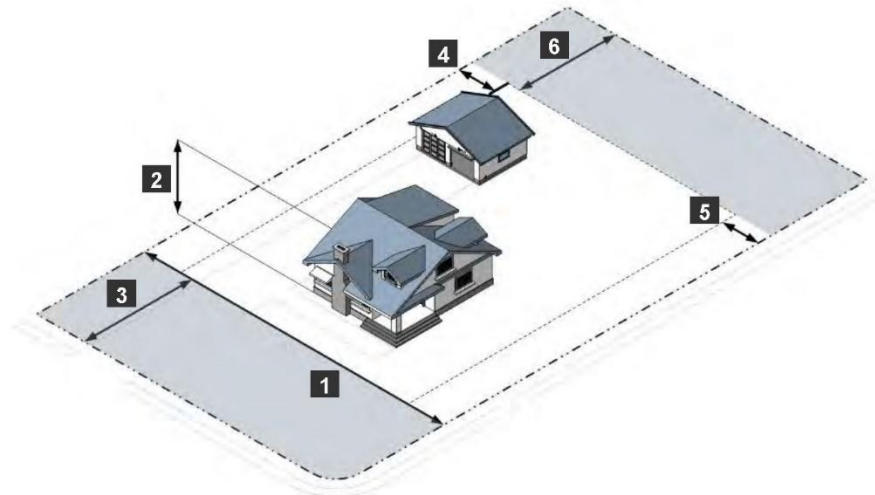
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

D. R-1A District Dimensional Standards

Standard	Dwellings	All other uses
Lot area, minimum	21,500 sf	1 ac
1 Lot width, minimum (feet)	125	150
2 Structure height, maximum (feet)	40	45
3 Front yard, minimum (feet)	45 ^[1]	50
4 Interior side yard, minimum (feet)	15	40
5 Street side yard, minimum (feet)	25 ^[1]	40
6 Rear yard, minimum (feet)	45 ^[1]	50

NOTES:

[1] Additional minimum yard requirements apply if a yard is adjacent to a road identified on the major thoroughfare plan. See Sec. 24-3105.D, Additional Minimum Yard Requirements Adjacent to Major Thoroughfares.



E. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation
Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions