



UPDATED LAND DEVELOPMENT CODE

**PUBLIC DRAFT
INSTALLMENT 1**

FEBRUARY 2026

**ARTICLE 3
ZONING DISTRICTS**

**ARTICLE 4
USE REGULATIONS**

**ARTICLE 9
RULES OF CONSTRUCTION AND INTERPRETATION, DEFINITIONS**

CLARION

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Article 3: Zoning Districts

Section 2.5. Application-Specific Review Procedures

2.5.46. Certification of Regulations Applicable to a Parcel

Article 3. Zoning Districts

Commentary

Article 3: Zoning Districts establishes the dimensional and other basic regulations for the base and overlay zoning districts in the City. Most of the districts are structured as follows:

- Purpose statements;
- Readable tables with density and dimensional standards, along with graphics that correspond with and illustrate setback and dimension measurements; and
- References to a consolidated use table and other standards.

Section 3.1, General Standards, establishes the different types of zoning districts, describes the organization of the zoning districts, states that compliance with district standards is required for all development, and establishes general standards.

Section 3.2, Residential Districts, establishes two primarily single-family district, one district (RSU: Residential Single-Family Urban) that allows a variety of missing middle housing types, and a multifamily district.

Section 3.3, Business Districts, establishes two general commercial districts and one office district.

Section 3.4, Institutional Districts, establishes the UC: University Community district that applies to land owned by the University of South Florida, and the PP: Public Parks district that applies to public parkland and natural lands owned by the City.

Section 3.5, Industrial District, establishes one industrial district.

Section 3.6, Mixed-Use Districts, establishes three mixed-use districts that support the development of walkable mixed-use development at the neighborhood, corridor, and regional center scales.

Section 3.7, Ybor City Historic Districts, establishes the districts that support development in the Ybor City area that respects the area's historic character.

Section 3.8, Seminole Heights Districts, establishes the Seminole Heights districts.

Section 3.9, CBD: Central Business District, establishes the Central Business District.

Section 3.10, Channel District, establishes the Channel District.

Section 3.11, Municipal Airport Districts, establishes the Municipal Airport Districts.

Section 3.12, Planned Development Districts, establishes PD: Planned Development and PD-A: Planned Development-Alternative Districts

Section 3.12, Planned Development Districts, establishes PD: Planned Development and PD-A: Planned Development-Alternative Districts.

Section 3.13, Overlay Districts, establishes overlay district. Overlay districts are zoning districts that apply to land, in addition to base zoning districts, and establish additional standards for development within the overlay district.

Section 3.14, Legacy Districts, establishes the legacy districts, which are zoning districts that will continue to apply to land in the city, but are not intended to be applied to new lands.

Note: This commentary is provided for reference purposes. It will be deleted in the adopted LDC.

Article 3: Zoning Districts

Section 3.1. General Standards

3.1.1. Compliance with Zoning District Standards

Section 3.1. General Standards⁴

3.1.1 Compliance with Zoning District Standards

Land in the city shall not be developed except in accordance with the zoning district regulations in this Article and all other applicable regulations of this LDC.

3.1.2 Establishment of Zoning Districts

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

Table 3.1.2-A: Establishment of Zoning Districts	
Districts	Section
Residential Districts	
RSE: Residential Single-Family Estate	3.2.3
RSS: Residential Single-Family Suburban	3.2.4
RSU: Residential Single-Family Urban	3.2.5
RSM: Residential Multifamily	3.2.6
Business Districts	
CN: Commercial Neighborhood	3.3.3
CG: Commercial General	3.3.4
OP: Office Professional	3.3.5
Institutional Districts	
UC: University Community	3.4.3
PP: Public Parks	3.4.4
Industrial District	
IN: Industrial	3.5.2
Mixed-Use Districts	
MU-N: Mixed-Use Neighborhood	3.6.3
MU-COR: Mixed-Use Corridor	3.6.4
MU-RC: Mixed-Use Regional Center	3.6.5
Ybor City Historic Districts	
YC-R: Ybor City Residential	3.7.2
YC-GC: Ybor City General Commercial	3.7.3
YC-CC: Ybor City Community Commercial	3.7.4
YC-CR: Ybor City Commercial Core	3.7.5
YC-HC: Ybor City Hillsborough College	3.7.6
YC-MU: Ybor City Mixed-Use	3.7.7

⁴ The superseding street setbacks in Section 27-160 of the current LDC, which apply additional building setbacks along certain named streets, were not carried forward, at staff's direction.

Article 3: Zoning Districts

Section 3.1. General Standards

3.1.3. Consistency Matrix

Table 3.1.2-A: Establishment of Zoning Districts	
Districts	Section
Seminole Heights Districts	
SH-R: Seminole Heights–Residential	3.8.2
SH-MF: Seminole Heights–Multifamily	3.8.3
SH-CN: Seminole Heights–Commercial Neighborhood	3.8.4
SH-C: Seminole Heights–Commercial	3.8.5
Central Business District	
CBD: Central Business District	3.9
Channel District	
CD: Channel District	3.10
Municipal Airport Districts	
M-AP-1: Municipal Airport District 1	3.11.4A
M-AP-2: Municipal Airport District 2	3.11.4B
M-AP-3: Municipal Airport District 3	3.11.4C
M-AP-4: Municipal Airport District 4	3.11.4D
Planned Development Districts	
PD-A: Planned Development–Alternative	3.12.3
PD: Planned Development	3.12.4
Overlay Districts	
SHC-O: South Howard Commercial Overlay	3.13.3
NTC-O: New Tampa Commercial Overlay	3.13.4
W-O: Westshore Overlay	3.13.5
ET-O: East Tampa Overlay	3.13.6
WT-O: West Tampa Overlay	3.13.7
PE-O: Parkland Estates Overlay	3.13.8
KB-O: Kennedy Boulevard Overlay	3.13.9
TH-O: Tampa Heights Overlay	3.13.10
Legacy Districts	
Established Legacy Districts	3.14.1

3.1.3 Consistency Matrix⁵

The City Council shall assign land to a zoning district, in accordance with Section 2.5.4, Large-Area Zoning Map Amendment, or Section 2.5.5, Small-Area Zoning Map Amendment, only if the proposed zoning district is consistent with the Future Land Use Plan category that is assigned to the land in the Comprehensive Plan. Table <>: Consistency Matrix, identifies which zoning districts may be applied to land in each of the Future Land Use Plan categories.

⁵ The consistency matrix will be completed following the forthcoming update to the City’s comprehensive plan.

Article 3: Zoning Districts

Section 3.1. General Standards

3.1.4. General Zoning District Standards

3.1.4 General Zoning District Standards

A. General

(1) Requirements for Each Zoning Lot⁶

No part of a yard, setback, open space, off-street parking or off-street loading space, landscaping, or other site element required for one structure or use shall be included as meeting requirements for another, except as specifically provided in this LDC.

(2) Interpretation Where Zoning Lot Contains Two or More Districts⁷

(a) Zoning Lot in Multiple Residential Districts

In residential districts, where a zoning lot is assigned to two or more districts that have different density standards, the overall permitted density on the zoning lot shall not exceed the sum of the number of dwelling units permitted within each portion of the zoning lot, and the dwelling units may be distributed throughout the zoning lot without regard to district boundaries. However, development will be subject to any density limitations that apply for each portion of the zoning lot within a different land use category.

(b) Zoning Lot in the M-AP Districts

In the M-AP districts, where a zoning lot is assigned to two or more districts that have different FAR limits or that is in two or more Future Land Use Categories that assign different FAR limits, the overall permitted FAR on the zoning lot shall not exceed the sum of the FAR permitted within each portion of the zoning lot, and the permitted gross floor area may be distributed throughout the zoning lot without regard to district boundaries. However, development will be subject to any FAR limitations that apply for each portion of the zoning lot within a different land use category.

(c) Zoning Lot in Residential and Nonresidential Districts

When a zoning lot is assigned to two or more districts, and at least one of the districts is a residential district and at least one of the districts is a nonresidential district, only development that is permitted within each of the zoning districts is permitted, and development will be subject to any density and FAR limitations that apply for each portion of the zoning lot within the applicable zoning district.

⁶ Builds on Section 27-10 of the current LDC.

⁷ Carries forward Section 27-12 of the current LDC with some revisions for clarity. Nonresidential district limitations limited to the M-AP districts at staff direction. Subsection (c) is new.

Article 3: Zoning Districts

Section 3.1. General Standards

3.1.5. Exceptions

B. Lot Width⁸

(1) Purpose and Intent

The purpose and intent of a minimum lot width standard is to maintain a reasonable distance between structures on adjacent lots for the purposes of preservation of open space, adequate provision of air and light, reduction of fire dangers, limitation on density, and aesthetics.

(2) Standard

A zoning lot shall comply with the minimum lot width standard that applies in the applicable zoning district. In addition, the Development Coordination Manager (“Manager”) may determine that certain zoning lots are not consistent with the purpose and intent of the minimum lot width standard, even if the zoning lot is in technical compliance, in the following circumstances:

- (a) The minimum lot width is achieved at the front setback line, and possibly at other points along the side lot line, but is not achieved along more than 50 percent of the depth of the zoning lot, and the lot lines or lot configuration are inconsistent with existing lot development;
- (b) A minimum amount of property is acquired, divided, or separated from an adjacent lot to meet the minimum lot width standard at the front setback, and possibly at other points along the side lot line, but is not acquired, divided, or separated from an adjacent lot along a substantial portion of the zoning lot, and the lot lines or lot configuration are inconsistent with existing lot patterns in the surrounding area; or
- (c) The lot lines are jogged or zig-zagged at the front setback line, and possibly at other points along the side lot line, but not to accommodate any development or structure, and the lot lines or lot configuration are inconsistent with existing lot patterns in the surrounding area.

3.1.5 Exceptions

A. Porches⁹

In the RSU and RMF districts, porches may encroach into a front yard from single-family detached dwellings and single-family attached dwellings, in accordance with the following:

⁸ Carries forward the exceptions for lot width in Section 27-161(a)(1) of the current LDC, with revisions for clarity and conciseness. The minimum lot width rule in subsection (a) has been changed from requiring that the minimum lot width to be achieved among a “substantial portion” of the depth of the zoning lot to 50 percent of the lot, to provide greater clarity.

⁹ Carries forward and simplifies the standards in Section 27-159(a) of the current LDC, with changes as noted below. In particular, the standards are updated to allow up to an eight-foot encroachment up to but no closer than five feet from the front lot line; the current LDC appears to do the same but in a more complicated fashion. In addition, the requirement that the porch “be designed in keeping with the architectural style of the structure” is removed due to [Section 163.3202\(5\)\(b\)\(1\), Fla Stat.](#) The provisions in Section 27-159(a)(2), which allow alternative design exceptions in the RS-60 district following a demonstration of compatibility with buildings on adjacent properties “in terms of size and mass,” are not carried forward. Additionally, reference to “incised” porches has been removed as those porches could not encroach into a setback unless the attached building also encroached. Reference to PD district has been removed.

Article 3: Zoning Districts

Section 3.1. General Standards

3.1.5. Exceptions

- (1) The porch shall be open on all sides, except where it is attached to the principal structure.
- (2) No permanent visual structure, such as permanent screening, lattice work, or a banister, shall be attached to the porch, except as required for safety purposes by the Building Code.
- (3) The porch may extend up to eight feet into the front yard, but shall not be located within five feet of the front lot line.
- (4) The porch shall not exceed one story in height and the maximum height of the eave shall not exceed:
 - (a) Twelve (12) feet above finished grade; or
 - (b) If the first floor of the dwelling is elevated to address flooding, 12 feet above the finished floor.¹⁰
- (5) The porch shall extend out from the primary façade of the building.

B. Other Site Features¹¹

- (1) Encroachments into the required yard between the lot line and any setback line are permitted in accordance with Table 3.1.5-A: Permitted Encroachments Between Lot Lines and Setback Lines, or as permitted or limited elsewhere in this LDC.

Table 3.1.5-A: Permitted Encroachments Between Lot Lines and Setback Lines	
Feature	Extent and Limitation of Encroachment
Cornices, eaves, gutters, and decorative molding	Up to 3 feet into front, side, corner, and rear yards
Architectural features, such as boxes, bay windows, and balconies	Up to 3 feet into front, corner, and rear yards
Driveways and parking areas	May be located beyond any setback, unless restricted by other provisions in this LDC
Accessory uses and structures	In accordance with Section 4.3.3, Standards for All Accessory Uses and Structures
Air conditioner compressor units, generators, and electric meter platforms	In accordance with Section 4.3.4B, Air Conditioner Compressor Units, Generators, and Electric Meter Platforms
Fences and walls	In accordance with Section 5.6, Fence and Wall Standards
Mailbox, freestanding	May be located beyond any setback

¹⁰ Updates Section 27-159(a)(1)c which allows the porch to extend above 12 feet if the first floor is elevated to address flooding and states the porch “must remain in proportion to said residence.”

¹¹ Carries forward the allowance for encroachment in Section 27-159(b) (the first two rows in the table) and adds additional encroachments allowed in this LDC (such as accessory uses and structures and fences/walls). Specific standards apply to additional specific accessory uses and structures—for example, special setback requirements apply to air conditioner compressor units and similar mechanical equipment in Section 4.3.4B, Air Conditioner Compressor Units, Generators, and Electric Meter Platforms (as updated by ordinance adopted December 4, 2025).

Table 3.1.5-A: Permitted Encroachments Between Lot Lines and Setback Lines

Feature	Extent and Limitation of Encroachment
Vegetation and landscaping and minor ornamental yard or garden features, such as retaining walls, fountains, ponds, birdbath, sculptures, furniture, and similar landscaping features	May be located beyond any setback provided they do not block the free flow of light and air across the yard to adjoining properties
Equipment, tanks, filters, stairways, and any enclosed floor space	May not extend beyond any setback

- (2) Additional accessory structures and uses are permitted to encroach between lot lines and setback lines, in accordance with the standards that apply to all accessory uses and structures in Section 4.3.3, Standards for All Accessory Uses and Structures, and the standards that apply to specific accessory uses and structures in Section 4.3.4, Specific Standards for Accessory Uses and Structures.

C. Encroachments into Right-of-Way¹²

In the CD district and the SHC-O and WT-O overlay districts, awnings and architectural features, except for building columns and pilasters (including base and moldings), are permitted to encroach into the right-of-way, in accordance with the following:

- (1) The encroaching features are at least eight feet above grade and do not project more than six feet into the right-of-way.
- (2) Encroachments do not obstruct street corners so there is safe traffic movement and proper property utility placement.
- (3) Encroachments that include lighting underneath overhangs is provided and maintained by the property owner.
- (4) Encroachments do not conflict with city utilities or structures within the right-of-way such as street lights.
- (5) Encroachments are designed to be removable within 30 days following notice from the City.
- (6) The property owner signs a hold harmless agreement that is approved by the City Attorney before a building permit is issued.

¹² Carries forward the standard in Section 27-204(g) of the current LDC, in the Channel District regulations, that also is applied to the South Howard and East Tampa overlays and in Ybor City.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.1. General Purpose of Residential Districts

Section 3.2. Residential Districts¹³

Notes on District Standards

There are three principal sections that regulate the size, use, and design of development on land within the city.

This Article 3 includes the basic standards that apply to each of the districts, such as the required setback and maximum height of development. This Section 3.2 lists those standards for the four residential districts in this draft updated LDC.

The uses that are allowed within each of the districts are listed in Article 4. Article 4 includes separate tables for the principal uses on a site (such as a dwelling, restaurant, or office); accessory uses that are subordinate to the principal use on the site (such as a drive-through), and temporary uses that are uses that are only permitted for a limited period of time, such as a portable storage container (like a POD) or special event parking.

Article 5: Development Standards, is the final section of the code that will play a key role in how land will be developed under the updated LDC. Article 5 includes general standards that apply to development across all zoning districts, including off-street parking, landscaping and buffering, tree protection, exterior lighting, fences, and signs. Article 5 will also include Section 5.9, Neighborhood Compatibility Standards, which will include standards intended to mitigate the impacts of retail or other nonresidential development that is adjacent to single-family homes. Additional details about the standards that will be included in Article 5 are provided in the LDC Assessment in Section 6.2 (page II-99).

3.2.1 General Purpose of Residential Districts

The purpose of the residential districts is to:

- A. Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- B. Support and complement the development patterns and character of established residential neighborhoods;
- C. Provide a range and diversity of housing choices, with varying densities, residential uses, and development form, to meet the needs of the city's citizens, including through compatible infill development; and
- D. Provide for safe and efficient pedestrian, bicycle, and vehicular access and circulation through neighborhoods that promote multiple forms of mobility.

3.2.2 Residential Districts Established

The residential zoning districts established in this LDC are listed in Table 3.2.2-A: Established Residential Districts.

Table 3.2.2-A: Established Residential Districts	
Districts	Section
RSE: Residential Single-Family Estate	3.2.3

^B Bonus density provisions will be integrated into the updated LDC following adoption of the updated Comprehensive Plan.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.2. Residential Districts Established

RSS: Residential Single-Family Suburban	3.2.4
RSU: Residential Single-Family Urban	3.2.5
RSM: Residential Multifamily	3.2.6

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.3. RSE: Residential Single-Family Estate

3.2.3 RSE: Residential Single-Family Estate¹⁴

A. Purpose

The purpose of the RSE: Residential Single-Family Estate district is to provide lands for single-family detached dwellings at low and moderate densities, as well as institutional and recreational uses that are compatible with the residential character of the district.

B. Concept

A drawing illustrating the intended scale and character of development in the RSE district is provided below.



C. Use Standards

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

D. Intensity and Dimensional Standards

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

Table 3.2.3-A: RSE District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max (du/acre)	In accordance with comprehensive plan
	Lot size, min	n/a
	Lot width, min (ft)	150
A	Height, max (ft)	35
Building Setbacks, min (ft)		
B	Front	30
C	Side	10

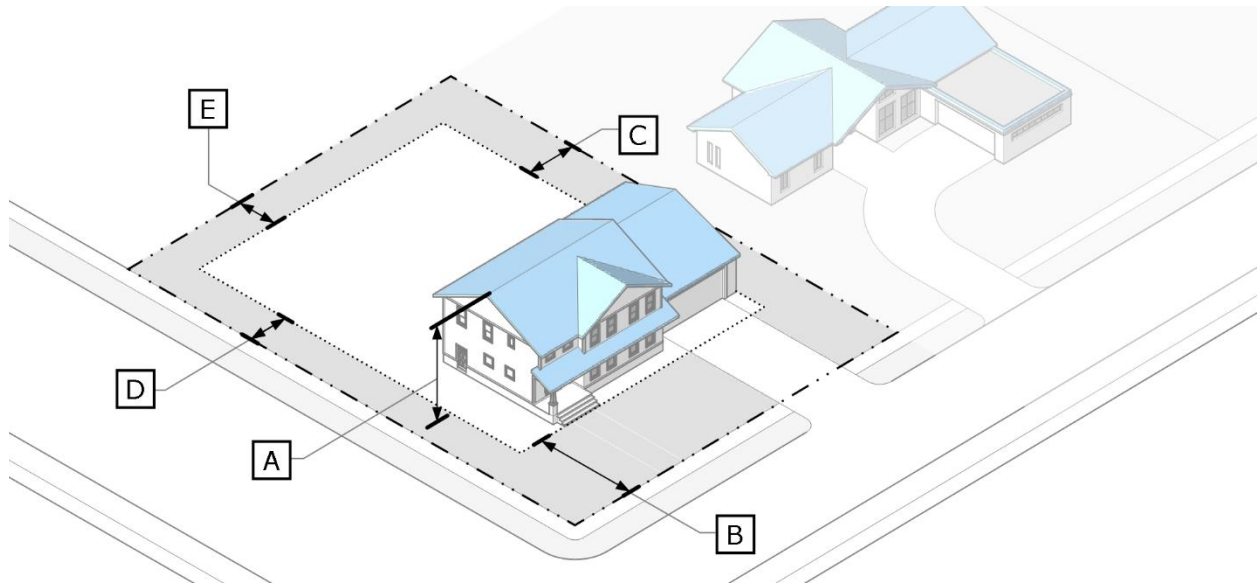
¹⁴ Carries forward and renames the RS-150: Residential Singly Family 150 district from the current LDC with changes as noted below. The purpose of the RSE district is consistent with the purpose of the RS-150 district. Uses are limited to single-unit detached dwellings and compatible low-intensity institutional and recreation uses.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.3. RSE: Residential Single-Family Estate

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



E. Development Standards

Development in the RSE district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.2.3-B: Cross References to Other Standards.

Table 3.2.3-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.4. RSS: Residential Single-Family Suburban

3.2.4 RSS: Residential Single-Family Suburban¹⁵

A. Purpose

The purpose of the RSS: Residential Single-Family Suburban district is to provide lands for single-family detached dwellings at low to moderate density, as well as institutional and recreational uses that are compatible with the residential character of the district.

B. Concept

A drawing illustrating the intended scale and character of development in the RSS district is provided below.



C. Use Standards

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

¹⁵ This new district consolidates the existing RSF-100 and RSF-75 districts. As discussed in the Code Assessment (pages II-48 to II-49), the new RSS district eliminates minimum lot size requirements to reduce nonconformities and increase development flexibility, but maintains minimum lot width and maximum height standards to maintain the desired district character. To ensure the consolidation of the two districts does not create new nonconformities, the dimensional standards that provide greater development flexibility are carried forward (e.g., the 75-foot lot width from RSF-75 is carried forward and replaces the 100-foot minimum lot width from RSF-100). Permitted uses are limited to single-family detached dwellings and compatible public, civic, and institutional uses.

Article 3: Zoning Districts

Section 3.2. Residential Districts

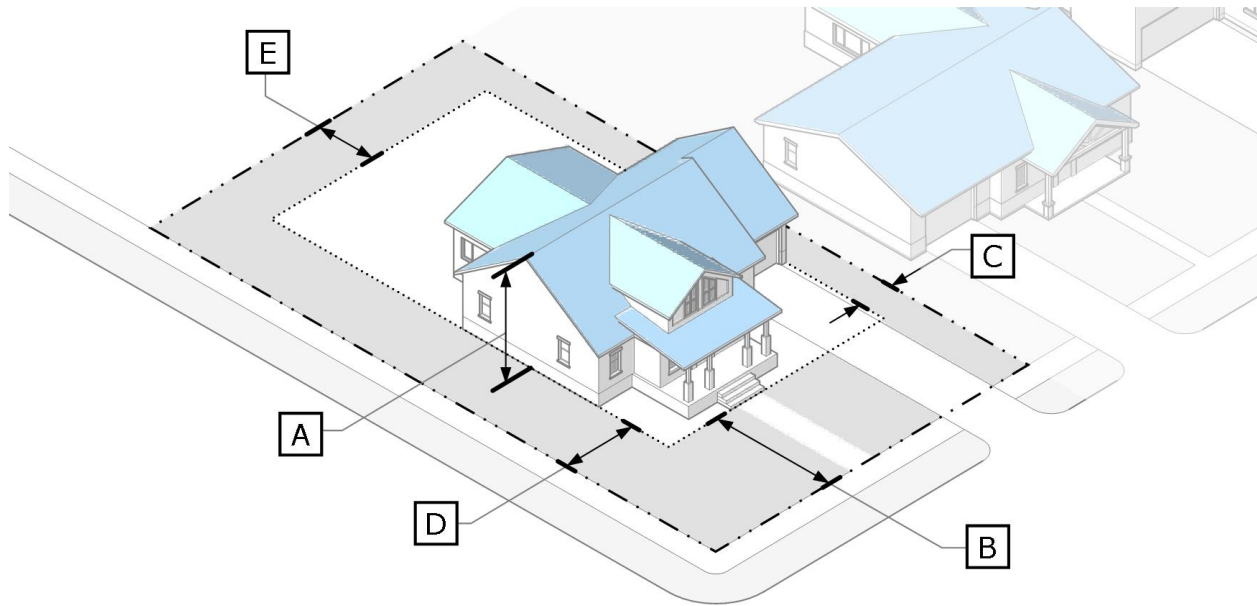
3.2.4. RSS: Residential Single-Family Suburban

D. Intensity and Dimensional Standards

Development in the RSS district shall comply with the standards in Table 3.2.4-A: RSS Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.2.4-A: RSS Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Lot size, min	n/a
	Lot width, min (ft)	75 ¹⁶
A	Height, max (ft)	35
Building Setbacks, min (ft)		
B	Front	25
C	Side	7
D	Corner	15
E	Rear	20 on an interior lot 12 on a corner lot

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



¹⁶ Carries forward standard from RS-75. Minimum lot width in RS-100 is 100 ft.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.4. RSS: Residential Single-Family Suburban

E. Development Standards

Development in the RSS district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.2.4-B: Cross References to Other Standards.

Table 3.2.4-B: Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.5. RSU: Residential Single-Family Urban

3.2.5 RSU: Residential Single-Family Urban¹⁷

A. Purpose¹⁸

The purpose of the RSU: Residential Single-Family Urban district is to provide lands that accommodate single-family detached dwellings at moderate to high densities, as well as single-family attached dwellings, two-family dwellings, three-family dwellings (triplexes), four-family dwellings (fourplexes), accessory dwelling units, and institutional and recreational uses that are compatible with the residential character of the district.

B. Concept

A drawing illustrating the intended scale and character of development in the RSU district is provided below.



C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the RSU district shall comply with the standards in Table 3.2.5-A: RSU District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

¹⁷ As discussed in the LDC Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the new RSU: Residential Single-Family Urban district consolidates the current RS-50 and RS-60 districts. It is primarily a high-density single-family district. It will generally be applied to those lands currently classified RS-50 and RS-60. The RSU district will carry forward the current allowed uses in the RS-50 and RS-60 districts (which are basically the same), and also allow by right, single-family attached, two-family, three-family (triplex), and four-family (fourplex) dwellings. In addition, the RSU district is proposed to allow cottage home development, a moderate density housing option that includes several smaller single-family detached units organized around a common green. As discussed in the Assessment, the lot area standard is deleted to provide more flexibility for development/redevelopment, and maximum lot width, maximum height, and form and design standards are used to ensure the desired character in the district is achieved. The minimum lot width, setback, and height standards in the RS-50 district are applied (the standards between the RS-50 and RS-60 districts are basically the same). Basic residential form and design standards are added to ensure the general character of the district is maintained.

¹⁸ Staff and the consultant team will continue evaluating whether to allow neighborhood-serving retail establishments in this district.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.5. RSU: Residential Single-Family Urban

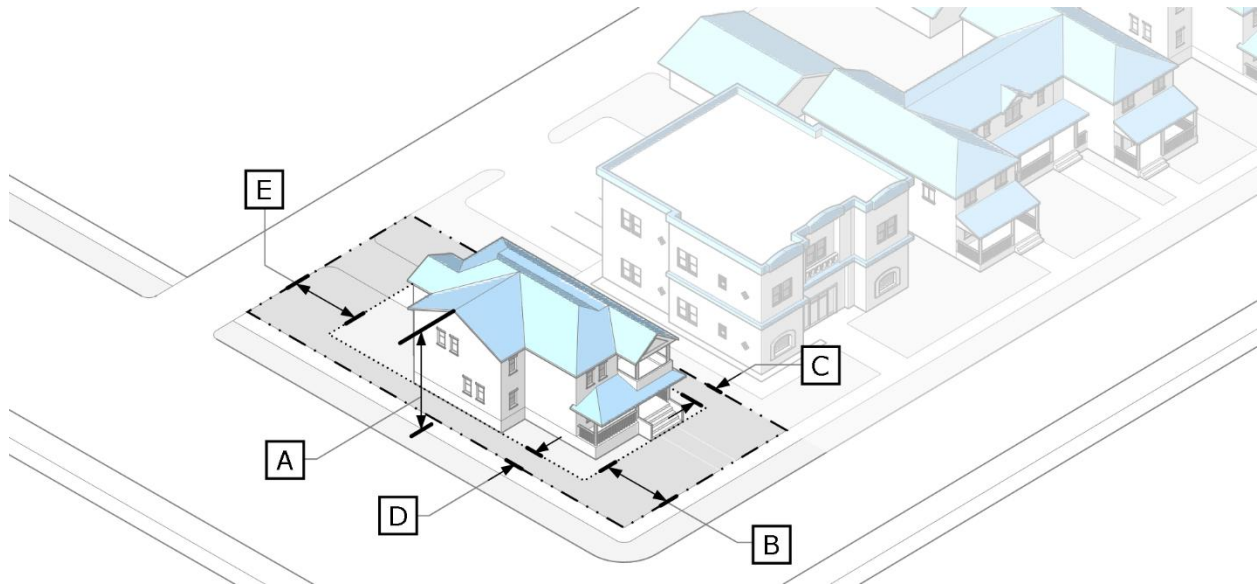
Table 3.2.5-A: RSU District Intensity and Dimensional Standards

Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Lot size, min	n/a
	Lot width, min (ft)	50 [1]
A	Height, max (ft)	35
Building Setbacks, min (ft)		
B	Front	20
C	Side	7 ¹⁹ [2]
D	Corner	7
E	Rear	20

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

NOTES

- [1] Minimum lot width for individual attached dwellings on separate lots is 16 feet.
- [2] No minimum side setback is required between attached dwellings or side-by-side two-family dwellings on separate lots.



E. Additional Development Standards

Single-family detached, single-family attached (duplex), triplex, and quadraplex development shall comply with the following form and design standards, in addition to all other applicable standards of the district:

¹⁹ Current standard allows for minimum 5-foot setback if next to a use other than a single-family detached dwelling. Updated to 7 feet for all setbacks to help address concerns with separation between multi-unit residential uses that are newly permitted in the RSU district and for increased simplicity.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.5. RSU: Residential Single-Family Urban

(1) Building Orientation and Wall Offsets

- (a) The dwelling shall be oriented toward and face the street. In the case of corner lots, the primary entrance shall face the street from which the dwelling is assigned a street address.
- (b) Façades of buildings 80 feet in width or greater shall incorporate wall offsets, in the form of projections or recesses in the façade plane, at least every 40 feet.
- (c) Wall offsets shall have a minimum depth of two feet.

(2) Garages

- (a) All street-facing garages shall be located no closer than two feet behind the front façade of the structure it serves.
- (b) On a lot 60 feet in width or wider, garages that are located less than 18 feet behind the front façade of the structure it serves shall not exceed 50 percent of the total area of the front façade elevation of the dwelling, as measured from the ground level to the eave of the roof.
- (c) Side-facing garages shall:
 - (1) Ensure the vehicle entry into the garage structure is generally perpendicular to the street providing access to the lot; and
 - (2) Not exceed 50 percent of the total area of the front façade elevation of the dwelling, as measured from the ground level to the eave of the roof.
- (d) The exterior materials, features, and roof form of garages and carports shall be compatible with the building it serves. See Figure 3.2.5-A: Garage Configuration.

Figure 3.2.5-A: Garage Configuration

[Graphic to be developed]

(3) Carports

Carports shall not be located in front of the dwelling's front façade.

F. Development Standards

Development in the RSU district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.2.5-B: Cross References to Other Standards.

Table 3.2.5-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards

Article 3: Zoning Districts
Section 3.2. Residential Districts
3.2.5. RSU: Residential Single-Family Urban

Table 3.2.5-B: Cross References to Other Standards	
Section 5.7	Form and Design Standards

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.6. RMF: Residential Multifamily

3.2.6 RMF: Residential Multifamily²⁰

A. Purpose

The purpose of the RMF: Residential Multifamily district is to provide lands that accommodate high density multifamily development, as well as a range of other moderate and high density residential development (buildings with one to eight units, courtyard multifamily development, townhome, and live/work units), and a limited range of institutional and business uses that include smaller-scale retail sales and services, banks, offices, personal services (e.g., beauty and nail salons, barber shops, etc.), eating and drinking establishments, movie theaters, and fitness centers. The vertical mixing of residential uses and nonresidential uses with multifamily residential development on upper floors is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

B. Concept

A drawing illustrating the intended scale and character of development in the RMF district is provided below.

²⁰ As discussed in the LDC Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the new RMF: Residential Multifamily district consolidates the current RM-12, RM-16, RM-18, and RM-24 districts. It will serve as the multifamily district in the updated LDC. It will generally be applied to those lands currently classified RM-12, RM-16, RM-18, and RM-24 (the RM-35, RM-50, and RM-75 are carried forward as legacy districts in Section 3.13, Overlay Districts).

The new RMF district will allow, by right, a broad range of moderate and high-density residential uses. Along with the higher intensity multifamily uses permitted today, district regulations allow a diversity of missing middle housing types like two-family, three-family (triplex), four-family (fourplex), and six-family (sixplex) dwellings, along with two new housing types—cottage home development and courtyard multifamily development. Single-family attached, and live/work dwellings are permitted. In addition, and to allow and encourage more mixed-use development options, the district will allow a limited range of business uses including smaller-scale retail sales and services, financial institutions (banks), offices, personal services (e.g., pharmacies, beauty and nail salons, barber shops, etc.), eating and drinking establishments, indoor recreation uses like fitness centers, and mixed-use development (both vertical and horizontal). As discussed in the Assessment, the lot area standard is deleted to provide more flexibility for development, and maximum lot width, maximum height, and form and design standards are used to ensure the desired character in the district is achieved. The minimum lot width standards of the current RM-18 district is applied to triplex, fourplex, sixplex, and live/work development, and small increases to those standards are applied to all other uses. The maximum height standards of the RM-24 district (60 feet) are applied to all uses except triplexes, fourplexes, sixplexes, and live/work development, to which a 50 ft. maximum height limit is applied.

Finally, and as discussed in the Assessment, to ensure a minimum level of development quality in the district, basic form and design standards for multifamily and nonresidential development will apply to multifamily and nonresidential development in the RMF district. Those standards will be included in Section 5.7, Form and Design Standards. To ensure the character of existing single-family neighborhoods is protected from development in the district, neighborhood compatibility standards will also apply to most uses in the district, when the development is adjacent to existing single-family development, or vacant lands in the RSE and RSS districts; those standards will be found in Section 5.9, Neighborhood Compatibility Standards.

Article 3: Zoning Districts

Section 3.2. Residential Districts

3.2.6. RMF: Residential Multifamily



C. Use Standards

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

D. Intensity and Dimensional Standards

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

Table 3.2.6-A: RMF District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot size, min	n/a
	Lot width, min (ft)	50 100 [1]
A	Height, max (ft)	60 [2] ²¹
Building Setbacks, min (ft)		
B	Front	25
C	Side	5
D	Corner	5
E	Rear	15

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

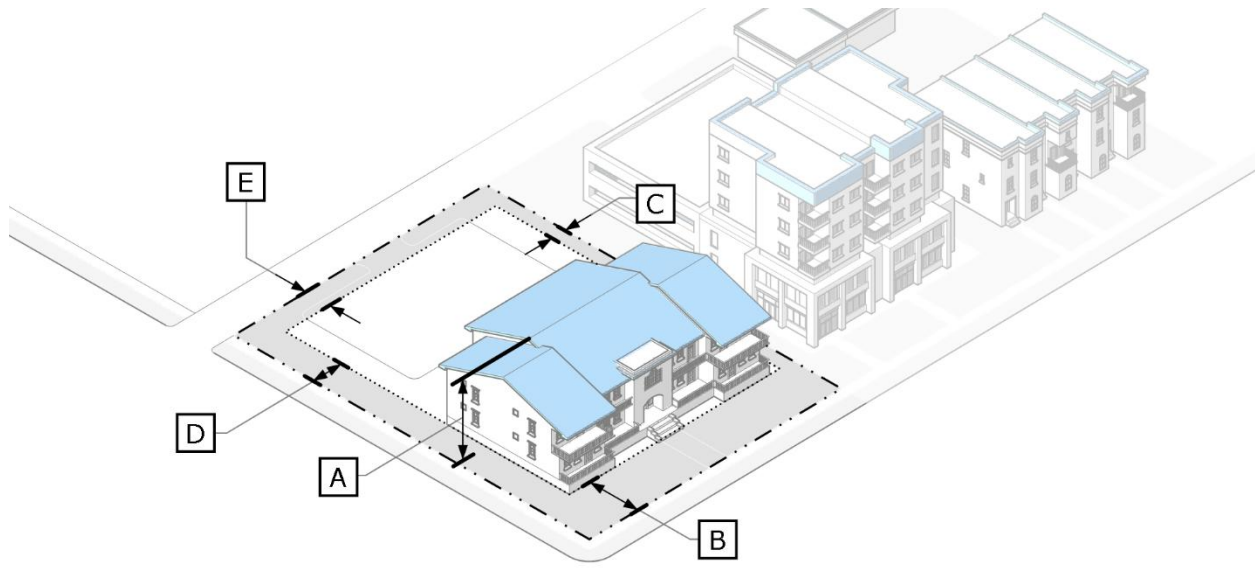
NOTES

[1] The minimum width for an attached dwelling is 20 feet; for live/work uses and buildings with one to six dwelling units is 50 feet; and for all other uses is 100 feet

[2] The maximum height for a building with one or two dwelling units is 35 feet.

²¹ Increased from 35 feet in RM-12, RM-16, and RM-18.

Article 3: Zoning Districts
 Section 3.2. Residential Districts
 3.2.6. RMF: Residential Multifamily



E. Development Standards

Development in the RMF district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.2.6-B: Cross References to Other Standards.

Table 3.2.6-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.3. Business Districts

3.3.1. General Purpose of Business Districts

Section 3.3. Business Districts

3.3.1 General Purpose of Business Districts

The purpose of the business districts is to ensure there are lands in the city that provide a range of retail, office, service, employment, light industrial, and related uses to meet the needs of residents of the city and the region and, more specifically, to:

- A. Provide appropriately located lands for the full range of business uses needed by residents, businesses, and workers, consistent with the goals and policies of the Comprehensive Plan to support quality economic growth;
- B. Strengthen the city's economic base and provide employment opportunities close to home for city residents;
- C. Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development;
- D. Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;
- E. Support the governmental activities taking place in the city;
- F. Accommodate new infill development and redevelopment that is consistent with its context and the character of the zoning district in which it is located; and
- G. Ensure nonresidential development is located and designed to protect and preserve the character of existing residential neighborhoods and zoning districts.

3.3.2 Business Districts Established

The business zoning districts established in this LDC are listed in Table 3.3.2-A: Established Business Districts.

Table 3.3.2-A: Established Business Districts	
Districts	Section
CN: Commercial Neighborhood	3.3.3
CG: Commercial General	3.3.4
OP: Office Professional	3.3.5

Article 3: Zoning Districts

Section 3.3. Business Districts

3.3.3. CN: Commercial Neighborhood

3.3.3 CN: Commercial Neighborhood²²

A. Purpose

The purpose of the CN: Commercial Neighborhood district is to provide lands that accommodate a limited range of small-scale neighborhood-serving commercial uses within or at the edge of the City's residential neighborhoods. The district may apply to portions of a block, consisting of a few storefronts with limited on-site parking, and is intended for neighborhood-serving uses that are primarily pedestrian-oriented. The district regulations are intended to ensure that uses, development densities and intensities, and development forms are pedestrian friendly and consistent with neighborhood scale. Small-scale mixed-use development (residential over ground floor) is also permitted at a scale that is consistent with district character.

B. Concept

A drawing illustrating the intended scale and character of development in the CN district is provided below.



C. Use Standards

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

D. Intensity and Dimensional Standards

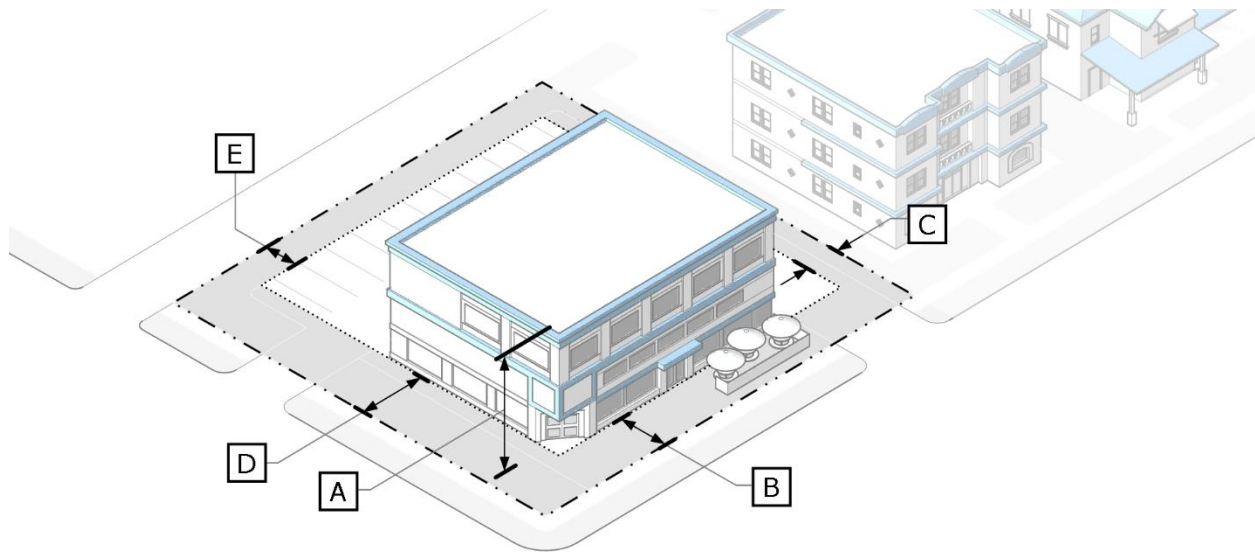
Development in the CN district shall comply with the standards in Table 3.3.3-A: CN District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

²² As discussed in the Land Development Code Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the CN: Commercial Neighborhood district is carried forward from the current code. Existing uses are generally carried forward, except single-family detached development is no longer allowed. In addition, a range of small-scale retail sales and services, office, financial institutions (banks), and personal service (e.g., pharmacies, beauty and nail salons, barber shops, etc.) uses is allowed; residential uses are also allowed on the second floor above nonresidential development. The existing dimensional and intensity standards are carried forward, except the lot area standard is deleted, and the minimum front yard setback is reduced so buildings may be brought closer to the street. To keep the scale of development in the district compatible with the development character of adjacent residential neighborhoods, development standards are included to limit the size and scale of buildings.

Table 3.3.3-A: CN District Intensity and Dimensional Standards

Standard		Value
Lot Dimensions		All Uses
	Density, max (du/acre)	Lower of 12 or maximum density in comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot area, min	n/a
	Lot width, min (ft)	60
A	Height, max (ft)	35
Building Setbacks, min (ft)		
B	Front	15 ²³
C	Side	10
D	Corner	15 ²⁴
E	Rear	10

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



E. Additional Development Standards²⁵

Development in the CN district shall comply with the following form and design standards, in addition to all other applicable standards that apply in the district:

²³ Reduced from 20 feet.

²⁴ Reduced from 20 feet.

²⁵ Additional form and design standards for nonresidential buildings will be included in Section 5.7, Form and Design Standards, which will be drafted as part of Installment 3.

Article 3: Zoning Districts

Section 3.3. Business Districts

3.3.3. CN: Commercial Neighborhood

(1) Building Scale

To ensure buildings in the district maintain a scale and form that is compatible with the scale and character of development in adjacent residential neighborhoods, no individual building shall have a floorplate that exceeds 7,500 gross square feet in area or 120 feet in length.

(2) Roofs

All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

(3) Primary Façade Materials

Primary façade materials shall not change at outside corners, but shall extend along any side façade that is visible from a street. In all instances, the extension shall be a minimum of 20 feet, except materials may change where side or rear wings meet the main body of the structure.

(4) Parking Location

One single row of off-street parking may be located between the building and the street if the building includes two or more stories. All other surface parking shall be located to the side or rear of the building.

(5) Residential

Residential development shall only be permitted above the first floor of a building that includes nonresidential uses.

F. Development Standards

Development in the CN district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.3.3-B: Cross References to Other Standards.

Table 3.3.3-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

3.3.4 CG: Commercial General²⁶

Notes on District Standards

Additional standards will apply to development in the CG district that is adjacent to single-family homes. These standards will be included in Section 5.9, Neighborhood Compatibility Standards, which will be drafted as part of Installment 3 of the updated LDC and released to the public later this year. These standards have not yet been drafted, but may address building height, the location of certain site features (such as drive-throughs and parking) to limit impacts on the neighboring housing, and limitations on the size of signs.

A. Purpose

The purpose of the CG: Commercial General district is to provide lands that accommodate a diverse range of business, civic, residential, and mixed-use development, typically along major road corridors or at major intersections where there is good visibility, access, and a balance between good automobile access and pedestrian-friendliness. Development in the district is encouraged to be configured as development with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments or may exist as stand-alone buildings when integrated into a horizontal mixed-use development.

B. Concept

A drawing illustrating the intended scale and character of development in the CG district is provided below.

²⁶ As discussed in the Land Development Code Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the CG: Commercial General district is carried forward from the current code and consolidated with the CI: Commercial Intensive district. Existing uses from the current districts are generally carried forward except single-family detached dwellings are deleted as an allowed use. Single-family attached, two-family, three-family, four-family, six-family, multifamily, courtyard multifamily, and live/work uses, and limited research and development, light industrial, and vehicle leasing uses are added as by right uses. In addition, auto dealerships are allowed as a S2 use, subject to use specific standards to improve the quality of that type of development (see 4.2.4C(27), Vehicle Sales and Leasing). The existing dimensional and intensity standards from the current CG district are carried forward, except the lot area standard is deleted, and the maximum height standard is increased from 45 feet to 60 feet. Finally, and as discussed in the Assessment, to ensure a minimum level of development quality in the district, basic form and design standards for multifamily and nonresidential development will apply to multifamily, nonresidential, and "big box" development in the CG district. Those standards will be included in Section 5.7, Form and Design Standards. To ensure the character of existing single-family neighborhoods is protected from development in the district, neighborhood compatibility standards will also apply to most nonresidential and the higher density residential uses in the district, when the development is adjacent to existing single-family development, or vacant lands in the RSE, RSS, and RSU districts; those standards will be found in Section 5.9, Neighborhood Compatibility Standards.

Article 3: Zoning Districts

Section 3.3. Business Districts

3.3.4. CG: Commercial General



C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the CG district shall comply with the standards in Table 3.3.4-A: CG District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.3.4-A: CG District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max (du/acre)	Lower of 12 or maximum density in comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot area, min	n/a
	Lot width, min (ft)	75
A	Height, max (ft)	60 ²⁷
Building Setbacks, min (ft)		
B	Front	10
C	Side	0 ²⁸
D	Corner	10
E	Rear	0 ²⁹

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

[ADD DRAWING]

²⁷ Increased from 45 feet in the current LDC.

²⁸ The side setback is 0 feet in the CI district and 0 feet in the CG district when not adjacent to land in a residential zoning district or 10 feet if adjacent to land in a residential zoning district. Compatibility with lower-intensity residential development will be addressed by the standards in Section 5.9, Neighborhood Compatibility Standards.

²⁹ The rear setback is 0 feet in the CI district and 10 feet in the CG district.

Article 3: Zoning Districts

Section 3.3. Business Districts

3.3.4. CG: Commercial General

E. Development Standards

Development in the CG district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.3.4-B: BC Cross References to Other Standards.

Table 3.3.4-B: BC Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

3.3.5 OP: Office Professional³⁰

A. Purpose

The purpose of the OP: Office Professional district is to provide lands that accommodate institutional and office development along arterial and collector streets, as shown on the city's Functional Classification of Roadway Map. In addition, to encourage a mix of uses in the district, limited eating and drinking establishments, indoor recreation and entertainment, and personal service (pharmacies, beauty and nail salons, barber shops) uses are also allowed, as well as moderate and higher density residential development, including live/work, townhome, courtyard multifamily, and multifamily development.

B. Concept

A drawing illustrating the intended scale and character of development in the OP district is provided below.



C. Use Standards

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

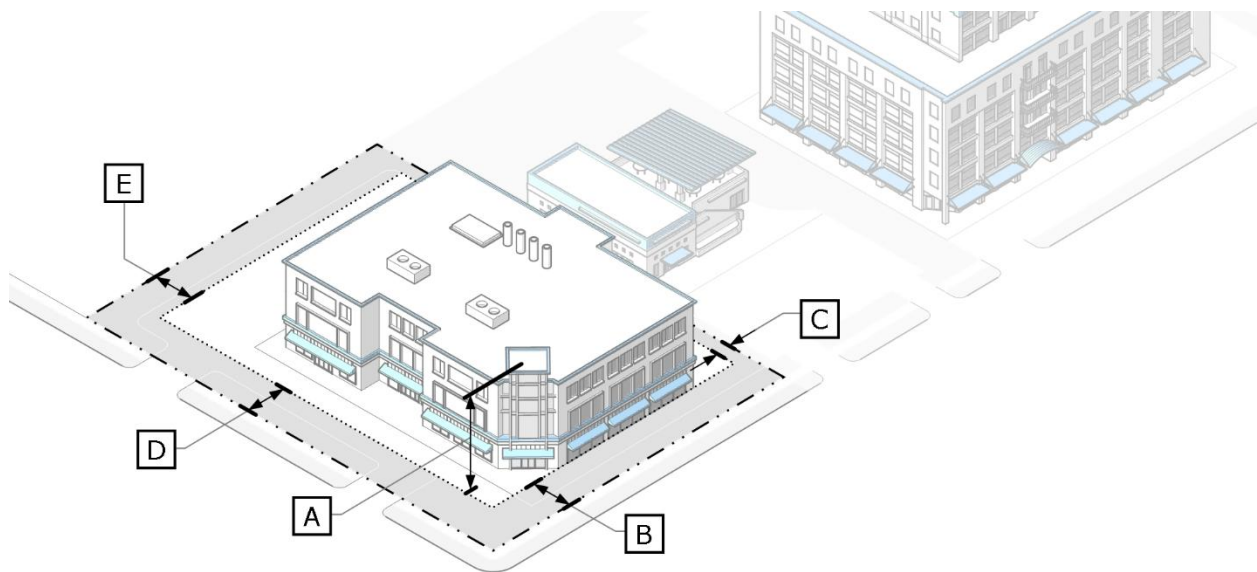
³⁰ As discussed in the Land Development Code Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the OP: Office Professional district consolidates the Office Professional and Office Professional-1 districts from the current code. The existing uses from the current OP-1 district will be generally carried forward in the consolidated OP district (institutional, office, limited eating and drinking establishments, indoor recreation and entertainment, and personal service (pharmacies, beauty and nail salons, barber shops) uses); single-family detached development will no longer be allowed; in addition, and to encourage and support a mix of business and residential uses, moderate and higher density "missing middle" housing will be added as allowed uses (live/work, townhome, courtyard multifamily, and multifamily uses). The existing dimensional and intensity standards from the current OP-1 district will be carried forward in the consolidated OP district, but the side yard setback will be changed from 7 feet to 10 feet (which should address some potential nonconformity issues between the two districts in the current code). Finally, basic form and design standards for multifamily and nonresidential development will apply to multifamily, nonresidential development in the OP district. These standards will be found in Section 5.7, Form and Design Standards. In addition, and to ensure the character of existing single-family neighborhoods is protected from development in the district, neighborhood compatibility standards will also apply to most nonresidential and the higher density residential uses in the district, when the development is adjacent to existing single-family development, or vacant lands in the RSE, RSS, and RSU districts; those standards are found in Section 5.9, Neighborhood Compatibility Standards.

D. Intensity and Dimensional Standards

Development in the OP district shall comply with the standards in Table 3.3.5-A: OP District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.3.5-A: OP District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max (du/acre)	Lower of 20 or maximum density in comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot area, min	n/a
	Lot width, min (ft)	60
A	Height, max (ft)	100 ³¹
Building Setbacks, min (ft)		
B	Front	20, ³²
C	Side	7 ³³
D	Corner	20 ³⁴
E	Rear	20

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



³¹ The maximum height in this district is reduced to 100 feet, as recommended in the LDC Assessment; it is currently 200 feet in OP-1 and 60 feet in OP.

³² Front setback is 25 feet in the OP district, 20 feet in the OP-1 district.

³³ 10 feet in OP and OP-1 districts.

³⁴ Corner setback is 25 feet in the OP district, 20 feet in the OP-1 district.

E. Development Standards

Development in the OP district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.3.5-B: Cross References to Other Standards.

Table 3.3.5-B: Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.4. Institutional Districts

3.4.1. General Purpose of Institutional Districts

Section 3.4. Institutional Districts

3.4.1 General Purpose of Institutional Districts

The purpose of the institutional districts is to:

- A. Accommodate lands for universities and Park and Open Space uses, and preserve and protect other publicly owned lands that are environmentally sensitive; and
- B. Ensure development in the city is in accordance with the Comprehensive Plan.

3.4.2 Institutional Districts Established

The institutional zoning districts established in this LDC are listed in Table 3.3.2-A: Established Business Districts.

Table 3.4.2-A: Established Institutional Districts	
Districts	Section
UC: University Community	3.4.3
PP: Public Parks	3.4.5

Article 3: Zoning Districts

Section 3.4. Institutional Districts

3.4.3. UC: University Community

3.4.3 UC: University Community³⁵

A. Purpose

The purpose of the UC: University Community district is to provide for the appropriate development and arrangement of land owned by the University of South Florida (USF). While the district includes general standards to support the continued growth and development of USF, development in the UC district is subject to the terms and conditions of the adopted Campus Development Agreement between USF and the City, in accordance with Section 1013.30, Fla. Stat.

B. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in the Campus Development Agreement. The standards in Article 4: Use Regulations do not apply in the UC district.

C. Intensity and Dimensional Standards

Development in the UC district is not required to comply with the standards in Section 3.1.4, General Zoning District Standards.

D. Development Standards

Development in the UC district is not required to comply with other standards in this LDC.

³⁵ This simplifies the UC district by referencing the Campus Development Agreement which, under state law, governs the use of land on the USF campus.

3.4.4 PP: Public Parks³⁶

A. Purpose

The purpose of the PP: Public Parks district is to preserve and protect land owned by the city that is used or intended to be used for Park and Open Space uses and to preserve and protect other publicly owned lands that are environmentally sensitive.

B. Use Standards

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

C. Intensity and Dimensional Standards

Development in the PP district shall comply with the standards in Table 3.4.4-A: PP District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.4.4-A: PP District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Lot width, min	n/a
	Height, max	n/a
	Building Setbacks, Min.	
	Front	n/a
	Side	
	Corner	
	Rear	

D. Development Standards

Development in the PP district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.4.4-B: Cross References to Other Standards.

Table 3.4.4-B: Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards

³⁶ Carries forward the PP district, and as noted in the Land Development Code Assessment (page II-51), broadens the purpose statement to include publicly owned land that is environmentally sensitive.

Table 3.4.4-B: Cross References to Other Standards	
Section 5.7	Form and Design Standards

Article 3: Zoning Districts

Section 3.5. Industrial District

3.5.1. General Purpose of Industrial District

Section 3.5. Industrial District

3.5.1 General Purpose of Industrial District

The purpose of the industrial district is to:

- A. Provide appropriately-located lands for the full range of industrial development needed by the city's residents, businesses, and workers;
- B. Strengthen the city's economic base and provide employment opportunities close to home for residents of the city and surrounding communities;
- C. Support a range of building types and uses dedicated to processing, manufacturing, assembly, warehousing, outdoor storage, and distribution of goods;
- D. Create suitable environments for uses that have heavy freight traffic and which may generate noise, odors, or other impacts;
- E. Ensure industrial development is located and designed to protect and preserve the character of existing residential districts and neighborhoods;
- F. Improve the design quality of industrial areas; and
- G. Provide a place to locate uses that are generally incompatible with other uses in other zoning districts.

3.5.2 IN: Industrial³⁷

A. Purpose

The purpose of the IN: Industrial district is to provide lands that accommodate industrial development that generally requires large sites, as well as industrial uses that are important to the city's and region's economic growth, but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on surrounding development (e.g., from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods) and the environment. District regulations are intended to encourage the reuse of existing industrial development. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development limits potential impacts to surrounding development.

B. Concept

A drawing illustrating the intended scale and character of development in the IN district is provided below.



C. Use Standards

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

³⁷ As discussed in the Land Development Code Assessment (Section 3.2, Simplify Zoning District Structure, and Add Additional Zoning Districts to Help the City's Land Use Goals and Reduce Use of Planned Development), the IN: Industrial district consolidates the IG: Industrial General and IH: Industrial Heavy districts from the current code. The existing uses from the current IG district will be generally carried forward with auto repair uses added as an allowed use, and junkyards allowed as an S2 use, subject to use specific standards and special use review. The existing dimensional and intensity standards from the current IG district will be carried forward in the consolidated IN district, except the minimum lot area standard is deleted, and it is proposed that building setbacks be increased in certain circumstances to provide increased compatibility between new industrial development and non-industrial uses. Finally, basic industrial form and design standards are added as other development standards. In addition, and to ensure the character of existing single-family neighborhoods is protected from development in the district, neighborhood compatibility standards will also apply to the uses in the district, when the development is adjacent to existing single-family development, or vacant lands in the RSE, RSS, and RSU districts. Those standards will be found in Section 5.9, Neighborhood Compatibility Standards.

Article 3: Zoning Districts

Section 3.5. Industrial District

3.5.2. IN: Industrial

D. Intensity and Dimensional Standards

Development in the IN district shall comply with the standards in Table 3.5.2-A: IN District Intensity and Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.5.2-A: IN District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot area, min	n/a
	Lot width, min (ft)	50
A	Height, max (ft)	[1] ³⁸
Building Setbacks, min (ft) ³⁹		
B	Front	10, or 100 if adjacent to land in a Residential or Mixed-Use district
C	Side	0, or 25 if adjacent to land in a Residential or Mixed-Use district
D	Corner	10, or 100 if adjacent to land in a Residential or Mixed-Use district
E	Rear	0, or 75 if adjacent to land in a Residential or Mixed-Use district

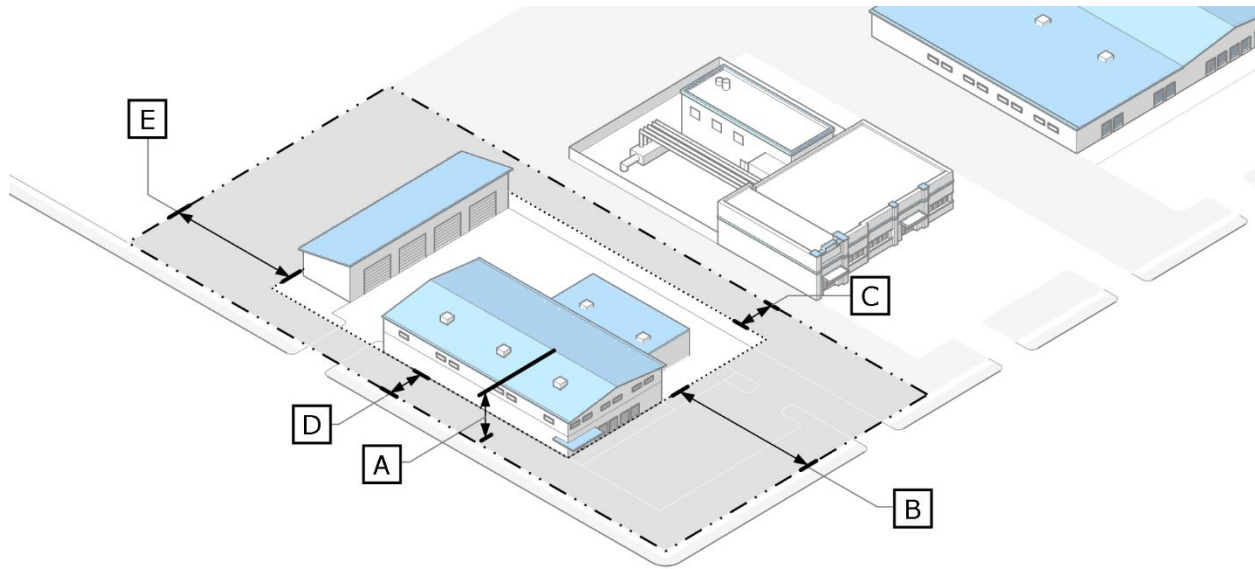
du = dwelling units min = minimum max = maximum ft = feet

NOTES:

- [1] On a lot less than one acre in size, the maximum height is 60 feet. On a lot at least one acre in size, the maximum height is 150 feet. However, within 80 feet from a lot with a single-family or two-family residential use or a lot in a Residential zoning district, the maximum height is 60 feet.

³⁸ Consolidates and simplifies current standards. Maximum height is 60 in IG. Maximum height is unlimited in IH except that for every three feet of building height above 50 feet, the required setback increases by one foot.

³⁹ Increased setbacks when land is adjacent to Residential districts are new.



E. Other Development Standards⁴⁰

Except for development within lands that are within the Port Activity Center established in the Port of Tampa Master Plan, all development in the IN district shall comply with the following form and design standards, in addition to all other standards in the LDC:

(1) Building Orientation

(a) Single Building Development

An industrial development composed of a single building shall orient the building façade containing its primary patron entrance to face the street from which the building is assigned its street address, to the maximum extent practicable.

(b) Multiple Building Development

A development composed of multiple buildings shall locate and configure the buildings to conceal operations and loading areas from off-site views, to the maximum extent practicable.

(c) Accessory Uses and Structures

Accessory uses and structures shall not front a street and shall be located in a manner that minimizes their impacts on adjacent development.

(d) Façade Articulation

(1) Wall Plate Horizontal Articulation

Each façade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features that visually interrupt the wall plane

⁴⁰ These are new, basic form and design standards that apply to development in the IN district. Due to the constraints of port uses, land within the Port of Tampa or adjacent industrially zoned land is exempted from the standards.

horizontally such that the width of uninterrupted façade does not exceed 60 feet (see Figure 3.5.2-A: Example of Façade Articulation for Industrial Building).

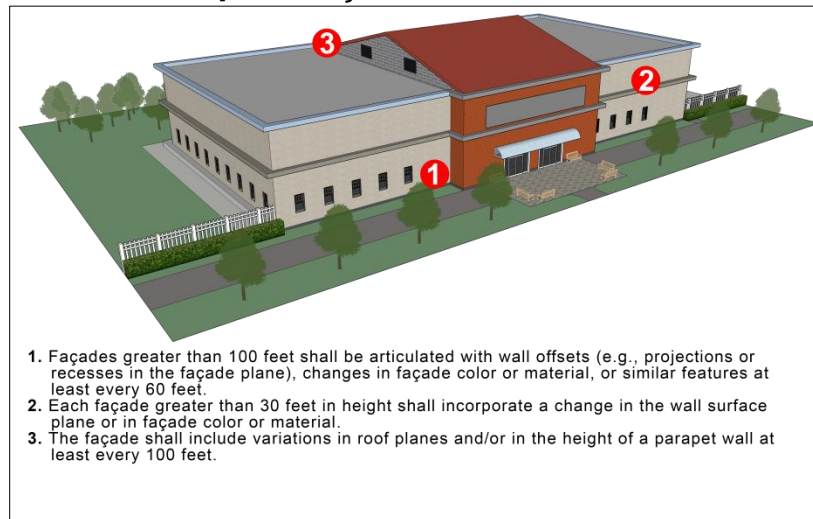
(2) Vertical Articulation

Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane, façade color, or material that visually interrupts the wall plane vertically such that the height of the uninterrupted façade does not exceed 30 feet.

(3) Roof Line Variation

The façade shall include variations in roof planes, the height of a parapet wall, or both at least every 100 feet of roofline length along the façade.

Figure 3.5.2-A: Example of Façade Articulation for Industrial Building



(e) Location of Loading and Service Areas

On a lot at least one acre in size, loading and service areas shall be located a minimum of 200 feet from any abutting residential dwellings or vacant lands in a Residential district.

(f) Off-Street Parking Location

On a lot at least one acre in size, no more than 60 percent of the off-street parking spaces may be located in surface parking lots between the front building façade and the street it faces.

F. Development Standards

Development in the IN district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.5.2-B: Cross References to Other Standards.

Table 3.5.2-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs

Article 3: Zoning Districts
Section 3.5. Industrial District
3.5.2. IN: Industrial

Table 3.5.2-B: Cross References to Other Standards			
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.1. General Purpose of Mixed-Use Districts

Section 3.6. Mixed-Use Districts

Commentary

Section 3.6, Mixed-Use Districts, establishes three new mixed-use districts in the new LDC. The districts are designed to accommodate walkable urban development that supports a mix of residential, civic, and commercial uses. Upon adoption of the updated LDC, the intention is that these districts may not be applied to land in the city but would be an option for landowners or the city to use in areas where walkable mixed-use development is desired.

There are three mixed-use districts. The lowest density/intensity district is the MU-N: Mixed-Use Neighborhood district, and is intended to support neighborhood-serving mixed-use development. The middle density/intensity district is MU-COR: Mixed-Use Corridor. Finally, the highest density/intensity mixed-use district is MU-RC: Mixed-Use Regional Center. Allowable development density and intensity may also 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.

Section 3.6.2 includes standards that apply to all of the mixed-use districts; the individual districts are established in Sections 3.6.3 through 3.6.5.

3.6.1 General Purpose of Mixed-Use Districts

The general purpose of the mixed-use districts is to provide lands that serve as focal points for a neighborhood, a series of neighborhoods, or the region. They are intended to support development that is walkable and includes a variety of residential and nonresidential uses. There are three mixed-use districts: the MU-N: Mixed-Use Neighborhood District, the MU-COR: Mixed-Use Corridor District, and the MU-RC: Mixed-Use Regional Center District. The MU-N district is intended to provide lands that accommodate moderate density/intensity, small-scale, pedestrian-friendly, mixed-use centers that serve the surrounding neighborhoods. The MU-COR district is intended to provide lands that accommodate moderate and high density/intensity, pedestrian-friendly, mixed-use places along certain major road corridors. The MU-RC district is intended to provide lands that accommodate high density/intensity, pedestrian-friendly, mixed-use centers at and around intersections of major road corridors.

3.6.2 Standards Applicable to all Mixed-Use Use Districts

The following standards shall apply to development in all the mixed-use districts, in addition to the generally applicable development standards in Article 5: Development Standards, unless expressly stated otherwise.

A. Connectivity

- (1) The internal vehicular, bicycle, and pedestrian circulation systems of development in the district shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal vehicular, bicycle, and pedestrian circulation systems of existing or allowable future development on adjoining land.
- (2) Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records of the Hillsborough County Clerk of Court.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.2. Standards Applicable to all Mixed-Use Use Districts

B. Vehicle Access and Circulation

The location and design of curb-cuts shall comply with the standards in Table 3.6.2-A: Curb Cut Standards: Mixed Use Districts.

Table 3.6.2-A: Curb Cut Standards: Mixed Use Districts			
Mixed-Use District	Minimum Distance from Street Intersection (feet)	Minimum Distance from Other Curb Cuts on Same Block Face (feet)	Maximum Curb Cut Width (feet)
MU-N	Curb cuts allowed only if adequate parcel access cannot be provided by alleys or the secondary street system. If curb cuts are necessary, they shall be shared between sites and parcels, to the maximum extent practicable, ⁴¹ to minimize their use.		
MU-COR	50	100	30
MU-RC	50	100	30

C. Pedestrian Access and Circulation

(1) General Configuration

All development in the MU-N, MU-COR, and MU-RC districts shall design and configure the area between the back of curb and the building site (including building frontage and any open space on the site) to include the following elements:

(a) Street Tree Planting Area

- (1) In all MU districts, except the MU-RC Core, a street tree planting area shall be provided adjacent to the back of curb, extending along the entire length of the site, along the street.
- (2) The street tree planting area shall be at least seven feet in width, and include street trees planted an average of every 50 feet on center, in accordance with the standards in Section 5.3.<>, Street Trees. See Figure 3.6.2-A: Pedestrian Access in MU-RC Edge, MU-COR, and MU-N.

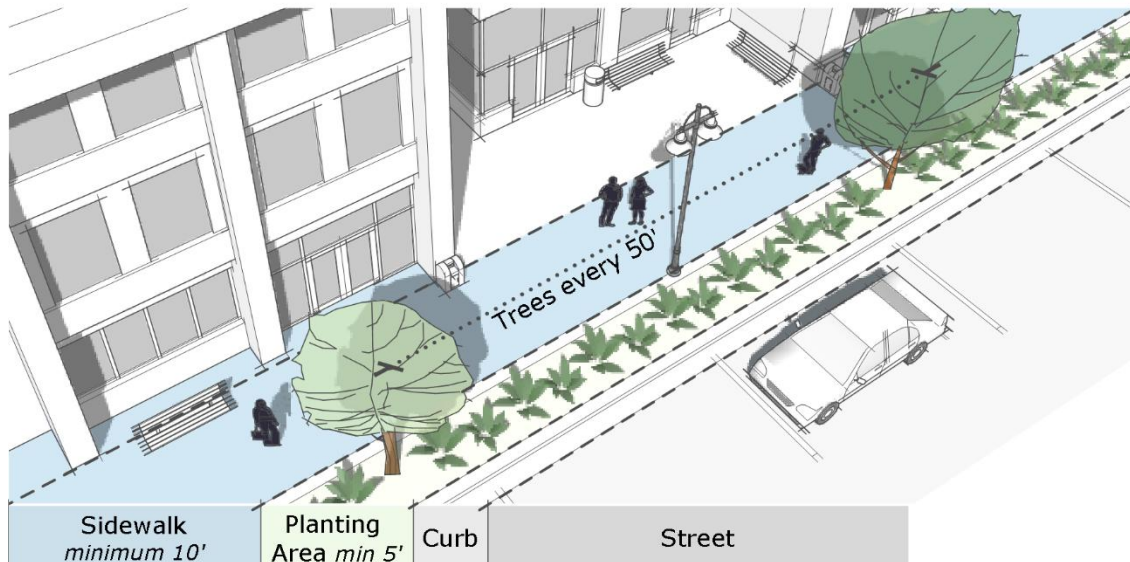
⁴¹ Maximum extent practicable is defined in Article 9 as follows: “No feasible or practical alternative exists, as determined by the decision-maker, and all possible efforts to comply with the standards or regulation to minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor in determining “maximum extent practicable.” Constraints to full compliance that are self-created by the owner or previous owner of the land, such as those created by prior platting, development, or design decisions, shall not be considered sufficient justification for a determination that no feasible or practical alternative exists.”

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

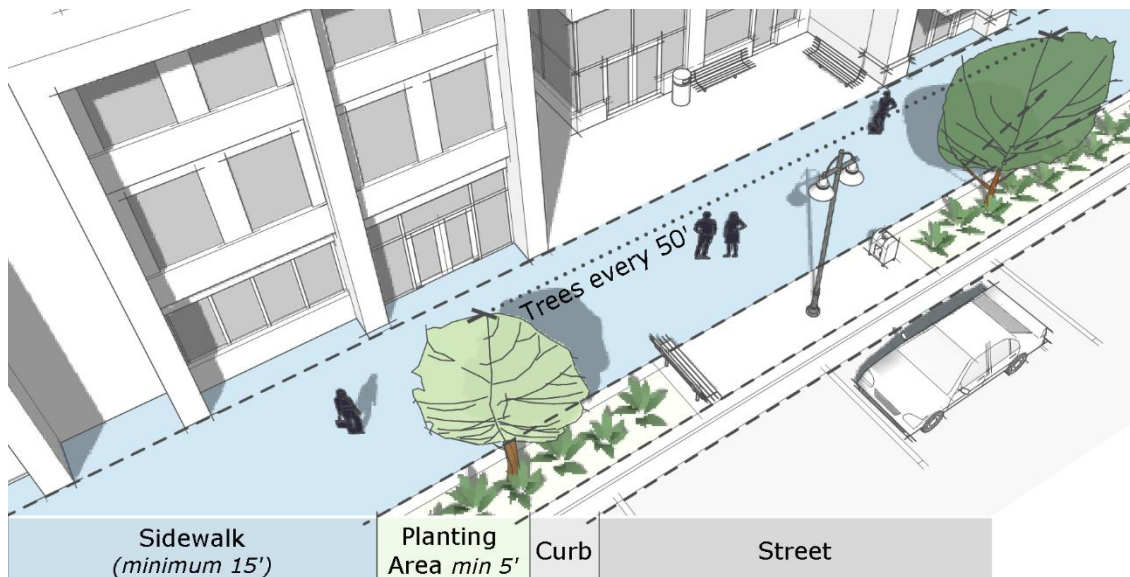
3.6.2. Standards Applicable to all Mixed-Use Use Districts

Figure 3.6.2-A: Pedestrian Access in MU-RC Edge, MU-COR, and MU-N



- (3) In the MU-RC Core, development may provide a street tree planting area in accordance with subsection (1) above or may provide a wider sidewalk with street trees planted an average of every 50 feet on center in tree wells extending the entire length of the site along the street, in accordance with the standards in Section 5.3.<>, Street Trees. See Figure 3.6.2-B: Pedestrian Access in MU-RC Core.

Figure 3.6.2-B: Pedestrian Access in MU-RC Core



(b) Sidewalk

- (1) In all MU districts except the MU-RC Core, a sidewalk shall be provided adjacent to the street tree planting area that is a minimum of ten feet in

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.2. Standards Applicable to all Mixed-Use Use Districts

width. It shall extend along and be adjacent to the street tree planting area. The sidewalk shall include a pedestrian clearance zone which is a minimum of five feet in width. Furniture and other fixtures are permitted in the sidewalk. See Figure 3.6.2-A: Pedestrian Access in MU-RC Edge, MU-COR, and MU-N.

- (2) In the MU-RC Core area, the sidewalk shall comply with the following standards:
 - (A) If development provides a street tree planting area, a sidewalk shall be provided adjacent to the street tree planting zone that is at least 15 feet in width. It shall extend and be adjacent to the street tree planting area. It shall include a pedestrian clearance zone which is a minimum of five feet in width. Furniture and other fixtures are permitted in the sidewalk. See Figure 3.6.2-A: Pedestrian Access in MU-RC Edge, MU-COR, and MU-N.
 - (B) If development does not provide a street tree planting area, a sidewalk shall be provided adjacent to the back of the curb that is a minimum of 20 feet in width and that extends the entire length of the site along the street. The sidewalk shall include a pedestrian clearance zone which is a minimum of ten feet in width. Furniture and other fixtures are permitted in the sidewalk. See Figure 3.6.2-B: Pedestrian Access in MU-RC Core.

(c) Additional Standards

- (1) A sidewalk or walkway a minimum of five feet in width shall be provided from the sidewalk along the street to each building's pedestrian entrance. Additionally, a sidewalk, walkway, or comparable pedestrian path a minimum of five feet in width shall be provided to connect each of the buildings on the site.
- (2) A sidewalk placed in the public right-of-way shall consist of concrete, unless a maintenance agreement is approved by that allows for the use of other materials.
- (3) Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements. The sidewalk or other walkway shall also comply with the Public Right-of-Way Accessibility Guidelines.
- (4) Sidewalks, pedestrian clearance zones, and other walkways shall be constructed with an all-weather surface material, as long as it complies with accessibility standards of this LDC and all other applicable City standards.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.2. Standards Applicable to all Mixed-Use Districts

D. Off-Street Parking

(1) Reduced Minimum Vehicle Parking Space Standards

The minimum required number of off-street vehicle parking spaces for development in the MU districts shall comply with Table 3.6.2-B: Minimum Off-Street Parking Standards in MU Districts.

Table 3.6.2-B: Minimum Off-Street Parking Standards in MU Districts	
District	Minimum Off-Street Parking Standards
Mixed Use—Regional Center (MU-RC)	25 percent of the minimum requirements in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces. ⁴²
Mixed Use—Corridor (MU-COR)	50 percent of the minimum requirements in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces
Mixed Use—Neighborhood (MU-N)	75 percent of the minimum requirements in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces

(2) Maximum Off-Street Vehicle Parking Spaces

The maximum number of surface off-street vehicle parking spaces for development in the MU districts shall comply with Table 3.6.2-C: Maximum Off-Street Parking Standards in MU Districts. Off-street parking spaces in structured parking facilities do not count toward the maximum allowed.

Table 3.6.2-C: Maximum Off-Street Parking Standards in MU Districts	
District	Maximum Off-Street Parking Standards
Mixed Use—Regional Center, Core (MU-RC Core)	80 percent of the minimum requirements in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces. [1]
Mixed Use—Regional Center, Edge (MU-RC Edge) Mixed Use—Corridor, (MU-COR) Mixed Use—Neighborhood (MU-N)	125 percent of the minimum requirements in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces

(3) Arrangement and Design of Off-Street Vehicle Parking

(a) Location of Parking Lots

- (1) In the MU-RC district, all new or additional vehicular parking shall be located to the rear of the development's principal building(s), to the maximum extent practicable, or in a parking structure built in accordance with Section <>, Parking Structures. If parking cannot be located to the rear of the development's principal building(s), it shall be located to the side of the building(s).
- (2) In the MU-COR and MU-N districts, all new or additional vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure built in accordance with Section <>, Parking Structures.

⁴² All parking standards will be placed in Section 5.2 <>, Minimum Number of Off-Street Vehicle Parking Spaces, which will be drafted as part of Installment 3.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.2. Standards Applicable to all Mixed-Use Use Districts

(b) Break-Up Large Parking Lots⁴³

Surface parking lots with more than 150 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings, pedestrian walkways, or landscaped areas.

(c) Walkways Through Parking Lots

All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas that are designed and located to minimize the interface between pedestrian routes and traffic circulation routes, and provide pedestrian walkways with direct pedestrian and ADA access to the primary building entrance(s).

(d) Bicycle Parking

Bicycle parking shall be provided, in accordance with Section 5.2 <>, Bicycle Parking Standards.⁴⁴

E. Building Form

(1) Building Placement in Build-to Zone

Where street walls are required to be located within a build-to zone, the buildings shall be located such that the street walls occupy a minimum percentage of the build-to zone along the street frontage. Minimum percentages are as shown as the minimum width of the street wall in the build-to zone standards in the Intensity/Density, Form, and Dimensional Standards table, for each mixed-use district.

(2) Building Massing and Scale

If the street wall is more than 80 feet wide, the massing and scale of the building shall be reduced by incorporating at least three of the following design elements to create distinctive differences in façade design or composition spaced no more than 60 feet apart:

- (a) Differences in roof form and parapet heights;
- (b) Recesses (at least one foot deep) and/or projections (not created by windows) in the wall plane;
- (c) Distinct changes in texture and/or color of wall surfaces;
- (d) Pilasters that are at least eight inches deep and at least eight inches wide with a height equal to at least 80 percent of the façade's height;
- (e) Ground level arcades, awnings, or similar overhangs;
- (f) Second floor galleries/balconies;
- (g) Cornices;

⁴³ This standard may be updated when the general off-street parking standards in Section 5.2, Off-Street Parking and Loading Standards, are drafted, as they may include comprehensive standards for the design of larger parking lots throughout the City.

⁴⁴ Bicycle parking standards will be included in Section 5.2, Off-Street Parking and Loading Standards.

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Section 3.6. Mixed-Use Districts

3.6.2. Standards Applicable to all Mixed-Use Use Districts

- (h) Projected and recessed entries; or
- (i) Vertical accents or focal points.

(3) Building Entrances

- (a) Along a street wall, at least one operable pedestrian entrance providing both ingress and egress shall be provided along the façade. An angled entrance at the corner of the building may count toward satisfying this requirement on both sides of the angle's entrance.
- (b) If a façade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space that is at least 50 feet wide.
- (c) These required pedestrian entrances shall open directly to the sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area.
- (d) All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or façade material, lintels, pediments, pilasters, awnings, canopies, porches, or other additional features.

(4) Windows/Doors/Transparency

- (a) Where the façade of a principal building faces a street frontage or an adjoining public gathering space, a minimum of 35 percent of the street-level façade area shall consist of transparent windows or door openings to allow views of interior spaces and merchandise, so as to enhance safety and create a more inviting environment for pedestrians.
- (b) Window and door openings counting toward meeting this transparency requirement shall consist of glass that is clear and non-reflective with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

(5) Parking Structures

If the street-level façade of a parking structure abuts or faces a street frontage in the MU-RC district, it is encouraged that the parking structure be designed to accommodate retail sales and service uses, office uses, eating establishment, or entertainment uses for at least 50 percent of the width of such street-level façade, so as to provide visual interest and create pedestrian activity at the street level. In addition, the upper-level façade of the parking structure shall be articulated through use of at least three of the following features:

- (a) Windows or window-shaped openings;
- (b) Masonry columns;
- (c) Decorative wall insets or projections;
- (d) Awnings;
- (e) Changes in color or texture of exterior materials;
- (f) Integrated vegetation (hanging or along trellises); or
- (g) Similar features.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.3. MU-N: Mixed-Use Neighborhood

3.6.3 MU-N: Mixed-Use Neighborhood

A. Purpose

The purpose of the MU-N: Mixed-Use Neighborhood district, is to provide lands that accommodate moderate density/intensity, moderate-scale, pedestrian-friendly, mixed-use centers that are well connected to the surrounding neighborhood and, where appropriate, well-connected to transit or planned transit. The MU-N district may be anchored by institutional uses and contain a mix of office and flex uses—with supporting retail, personal services, eating and drinking establishments, entertainment, and medical uses that serve local neighborhood needs. The district should also allow residential development in a vertical mixed-use context above commercial and office development, low-rise and mid-rise multifamily, live/work units, and other types of moderate density, moderate-scale residential development (two-family, three-family, four-family, six-family, and cottage home development) on the edges of the district as a transition to surrounding residential neighborhoods. The vertical mixing of residential uses with nonresidential uses within a moderate-scale single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone moderate-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is also encouraged, provided the developments are well-integrated with other allowed uses, provide for adequate and pedestrian-friendly access and circulation, and are designed to be compatible with surrounding development in the district.

B. Concept

A drawing illustrating the scale and character of development in the MU-N district is provided below.



C. Use Standards

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

D. Intensity/Density, Form, and Dimensional Standards

Development in the MU-N district shall comply with the standards in Table 3.6.3-A: MU-N District Intensity/Density, Form, and Dimensional Standards, Section 3.1.4, General

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.3. MU-N: Mixed-Use Neighborhood

Zoning District Standards, and Section 3.6.2, Standards Applicable to all Mixed-Use Use Districts.

Table 3.6.3-A: MU-N District Intensity/Density, Form, and Dimensional Standards⁴⁵

Standard	All Uses
Lot Dimensions	
Block length, mi. max (ft)	300 800
Lot width, min (ft)	50 [1]
Build-to-zone, min max (ft)	15 30 [2] [3] [4]
Street wall in build-to-zone (% of lot width)	60 [4]
Density, min max (du/acre)	8 16 [5]
Lot coverage min max (% of gross lot area) ⁴⁶	40 80
Height, max (ft)	56 ⁴⁷
Building Setbacks, min (ft)	
Front	N/A
Side	N/A
Corner	N/A
Rear	N/A

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

NOTES

- [1] Twenty (20) feet for townhouse lots.
- [2] The build-to zone shall be measured from the back of the sidewalk.⁴⁸ The maximum build-to-line in the build-to-zone may be extended an additional 40 feet to accommodate outdoor dining facilities.
- [3] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side, unless they are first extended frontwards to comply with the maximum build-to line in the build-to-zone or to the side to comply with the minimum street wall standard in the build-to zone.

⁴⁵ The following terms are defined in Section 9.2, Rules of Measurement, in Section 9.2.4, Buildings. They apply to all the mixed use districts.

Build-to-Lines: The alignments establishing the build-to-zone. Together, the minimum and maximum build-to-lines establish the build-to zone, which is where the front façade of a building is required to be placed. Both build-to lines are measured from the outside edge of the sidewalk.

Build-to Zone: The area between the minimum and maximum build-to line boundaries that extends the entire width of a lot is the build-to-zone. It is measured from the outside edge of the sidewalk. The front façade of a building is required to be placed within the build-to-zone.

Street Wall: The length of the building within the a build-to zone.

⁴⁶ Lot coverage is used here instead of Floor Area Ratio (FAR). Generally, the combination of lot coverage and height standards establish the FAR on the site; we have found the use of those two standards work better, in combination, than FAR by itself. Staff and the consultant team will continue to evaluate the appropriate maximum FAR for this district.

⁴⁷ A maximum height of 56 feet allows for building that are 4 or 5 stories in height, which would be appropriate the MU-N district and could be located adjacent to residential neighborhoods.

⁴⁸ The back of the sidewalk is used instead of the property line, to ensure the building establishes a consistent setback from the sidewalk (whether or not the sidewalk and street tree planting area is in the public right-of-way or on private land).

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.3. MU-N: Mixed-Use Neighborhood

Table 3.6.3-A: MU-N District Intensity/Density, Form, and Dimensional Standards⁴⁵

Standard	All Uses
[4] The remaining width of the building may be occupied by outdoor dining facilities, civic plazas walkways, landscaped areas, stormwater management facilities that use low impact design techniques, or comparable uses.	
[5] Applicable to residential development and the residential component of mixed-use development.	

[ADD DRAWING]

E. Development Standards

Development in the MU-N district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.6.3-B: Cross References to Other Standards.

Table 3.6.3-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.4. MU-COR: Mixed-Use Corridor

3.6.4 MU-COR: Mixed-Use Corridor

A. Purpose

The purpose of the MU-COR: Mixed-Use Corridor district, is to provide lands that accommodate moderate and high density/intensity, pedestrian-friendly, mixed-use places along certain major road corridors. A MU-COR district should embody key elements of walkable urbanism and is envisioned as a walkable and bikeable area that provides a range of mobility options. The district allows for a mix of office, retail, personal services, eating and drinking, entertainment, medical, and civic uses, as well as high density multifamily development in the Core area and more moderate density/intensity mixed use development in the Edge area. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is also encouraged, provided the developments are well-integrated with other allowed uses, provide for adequate and pedestrian-friendly access and circulation, and are designed to be compatible with surrounding development in the district.

B. Division of MU-COR into Core and Edge Areas⁴⁹

The MU-COR district is divided into two distinct areas: the Core area and the Edge area. The Core consists of the central portion of the district with the highest intensity/density, and mixed-use, pedestrian-oriented development. It places an emphasis on and supports retail and employment uses, vertical mixed-use development with residential above the first floor, and stand-alone multifamily development that is well-integrated with other allowed uses, provides for adequate and pedestrian-friendly access and circulation, and is designed to be compatible with surrounding development. The outer edges of the district consists of the Edge, which is intended to accommodate less dense/intense development with moderate-scale nonresidential uses and a broad range of residential building types (e.g., mid-rise multifamily and moderate density dwellings, live/work units, two-family, three-family, four-family, six-family, cottage home, and courtyard multifamily development). The Edge serves as a transition between the MU-COR district and surrounding zoning districts.

C. Concept

A drawing illustrating the scale and character of development in the MU-COR district is provided below.

⁴⁹ These revisions do not delete the Core/Edge distinction, as many mixed-use districts in modern codes include a Core and Edge to allow for higher density/intensity in the Core and more moderate densities/intensities in the Edge (meaning the Edge serves as a transition area).

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.4. MU-COR: Mixed-Use Corridor



D. Use Standards

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

E. Intensity/Density, Form, and Dimensional Standards

Development in the MU-COR district shall comply with the standards in Table 3.6.4-A: MU-COR District Intensity/Density, Form, and Dimensional Standards, Section 3.1.4, General Zoning District Standards, and Section 3.6.2, Standards Applicable to all Mixed-Use Use Districts.

Table 3.6.4-A: MU-COR District Intensity/Density, Form, and Dimensional Standards

Standard			All Uses	
Lot Dimensions			Core Area	Edge Area
Block length, min max (ft)			300 800	300 800
Lot width, min (ft)			40 [1]	50 [1]
Build-to-zone, min max (ft)			15 30 [2] [3]	15 30 [2] [3]
Street wall in build-to-zone (% of lot width)			70 [3] [4]	50 [3] [4]
Density, min max (du/acre)			10 36 [5]	8 20 [5]
Lot coverage, min max (% of gross lot area) ⁵⁰			50 80	40 60
Height, max (ft)			24 100 [6]	24 64
Building Setbacks, Min. (ft)				
Front			0	0
Side			0	5 [7]
Corner			0	0
Rear			0	0

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

NOTES

⁵⁰ Lot coverage is used here instead of Floor Area Ratio (FAR). Generally, the combination of lot coverage and height standards establish the FAR on the site; we have found the use of those two standards work better, in combination, than FAR by itself. Staff and the consultant team will continue to evaluate the appropriate maximum FAR for this district.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.4. MU-COR: Mixed-Use Corridor

Table 3.6.4-A: MU-COR District Intensity/Density, Form, and Dimensional Standards

Standard	All Uses
[1] Twenty (20) feet for townhouse lots.	
[2] The build-to zone shall be measured from the back of the sidewalk. ⁵¹ The maximum build-to-line in the build-to-zone may be extended an additional 40 feet to accommodate outdoor dining facilities.	
[3] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side, unless they are first extended frontwards to comply with the maximum build-to line in the build-to-zone or to the side to comply with the minimum street wall standard in the build-to zone.	
[4] The remaining width may be occupied by outdoor dining facilities, civic plazas, walkways, landscaped areas, or stormwater management facilities that use low impact design techniques, or comparable uses.	
[5] Applicable to residential development and the residential component of mixed-use development.	
[6] Portions of the structure on the front façade that are greater than 60 feet in height shall be set back from the minimum build-to line in the build-to-zone an additional one-half (0.5) foot for each two feet of height that exceeds 60 feet.	
[7] Not applicable to townhouse lots, except to the outside of end units.	

[ADD DRAWING]

F. Development Standards

Development in the MU-COR district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.6.4-B: Cross References to Other Standards.

Table 3.6.4-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

⁵¹ The back of the sidewalk is used instead of the property line, to ensure the building establishes a consistent setback from the sidewalk (whether or not the sidewalk and street tree planting area is in the public right-of-way or on private land).

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.5. MU-RC: Mixed-Use Regional Center

3.6.5 MU-RC: Mixed-Use Regional Center

A. Purpose

- (1) The purpose of the MU-RC: Mixed-Use Regional Center district, is to provide lands that accommodate high density/intensity, pedestrian-friendly, vibrant, mixed-use centers that are intended to serve as centers of employment growth, as well as places to live, play, eat entertain, and shop around the intersections of the following major road corridors:
 - (a) [List of intersections where MU-RC is intended to be applied]
- (2) A MU-RC district should embody key elements of walkable urbanism and is envisioned as a walkable and bikeable area that is well-connected to the city's and region's transportation network through a range of mobility options. The district contains a mix of office, medical, retail, personal services, eating and drinking, entertainment, and civic uses that serve the city's and region's needs, as well as high density multifamily and townhouse development in the Core area and more moderate density/intensity mixed-use development in the Edge area. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged, especially in the Core. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is also encouraged, provided the developments are well-integrated with other allowed uses, provide for adequate and pedestrian-friendly access and circulation, and are designed to be compatible with surrounding development.

B. Division of MU-RC into Core and Edge Areas⁵²

The MU-RC district is divided into two distinct areas: the Core area and the Edge area. The Core area is the place with the highest intensity/density of mixed-use, pedestrian-oriented development that is designed and laid out to include a focal point of development. The remainder of the district shall be designated as the Edge area, which is intended to accommodate less dense/intense development adjacent to the Core with some nonresidential development and more of a residential mix (e.g., mid-rise multifamily and moderate density family dwellings, live/work, three-family, four-family, six-family, courtyard multifamily, and cottage home development). In most instances, the Edge serves as a transition area between the Core and less dense and intense zoning districts.

C. Concept

A drawing illustrating the scale and character of development in the MU-RC district is provided below.

⁵² These revisions do not delete the Core/Edge distinction as many mixed-use districts in other modern codes include a Core and Edge, especially the most dense/intense mixed-use center districts. As noted in the note for the MU-COR, the Core allows for the highest density/intensity development while the more moderate densities/intensities are found in the Edge(meaning the Edge serves as a transition area).

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.5. MU-RC: Mixed-Use Regional Center



D. Use Standards

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

E. Intensity/Density, Form, and Dimensional Standards

Development in the MU-RC district shall comply with the standards in Table 3.6.5-A: MU-RC District Intensity/Density, Form, and Dimensional Standards, Section 3.1.4, General Zoning District Standards, and Section 3.6.2, Standards Applicable to all Mixed-Use Use Districts.

Table 3.6.5-A: MU-RC District Intensity/Density, Form, and Dimensional Standards

Standard			All Uses	
Lot Dimensions	Core Area	Edge Area		
Density, min max (du/acre)	10 50 [5]	8 24 [5]		
Block length, min max (ft)	300 800	300 800		
Lot width, min (ft)	30 [1]	40 [1]		
Build-to-zone, min max (ft)	15 25 [2] [3]	15 30 [2] [3]		
Street wall in build-to-zone (% of lot width)	80 [3] [4]	60 [3] [4]		
Lot coverage, min max (% of gross lot area) ⁵³	70 100	50 80		
Height, min max (ft)	36 140 [6]	24 100 [6]		
Building Setbacks, min (ft)	Core Area	Edge Area		
Front	0	0		
Side	0	5 [7]		
Corner	0	0		
Rear	0	0		

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

⁵³ Lot coverage is used here instead of Floor Area Ratio (FAR). Generally, the combination of lot coverage and height standards establish the FAR on the site; we have found the use of those two standards work better, in combination, than FAR by itself. Staff and the consultant team will continue to evaluate the appropriate maximum FAR for this district.

Article 3: Zoning Districts

Section 3.6. Mixed-Use Districts

3.6.5. MU-RC: Mixed-Use Regional Center

Table 3.6.5-A: MU-RC District Intensity/Density, Form, and Dimensional Standards

Standard	All Uses
NOTES	
[1]	Twenty (20) feet for townhouse lots.
[2]	The build-to zone shall be measured from the back of the sidewalk. ⁵⁴ The maximum build-to-line in the build-to-zone may be extended an additional 40 feet to accommodate outdoor dining facilities.
[3]	Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side, unless they are first extended frontwards to comply with the maximum build-to-zone standard or to the side to comply with the minimum street wall standard in the build-to zone.
[4]	The remaining width may be occupied by outdoor dining facilities, civic plazas or gathering places, walkways, landscaped areas, or stormwater management facilities that use low impact design techniques, or comparable uses.
[5]	Applicable to residential development and the residential component of mixed-use development.
[6]	Portions of the structure on the front façade that are greater than 60 feet in height shall be set back from the minimum build-to line in the build-to zone an additional one-half (0.5) foot for each two feet of the height that exceeds 60 feet.
[7]	Not applicable to townhouse lots except to the outside of end units.

[ADD DRAWING]

F. Development Standards

Development in the MU-RC district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.6.5-B: Cross References to Other Standards.

Table 3.6.5-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

⁵⁴ The back of the sidewalk is used instead of the property line, to ensure the building establishes a consistent setback from the sidewalk (whether or not the sidewalk and street tree planting area is in the public right-of-way or on private land).

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.1. Ybor City Historic Districts Purpose and General Standards

Section 3.7. Ybor City Historic Districts

Commentary

Section 3.7, Ybor City Historic Districts, carries forward the districts from the current ordinance with updates to conform with the updated organization of this new LDC. The LDC Assessment proposed consolidating the commercial districts and residential districts. However, following discussions with staff regarding the intended development in each district and the existing types of development in the Ybor City Historic Districts, it was decided to not consolidate the three commercial districts—YC-1: Ybor City Central Commercial Core, YC-5: Ybor City General Commercial, and YC-6: Ybor City Community Commercial. Each district has been carried forward with new names. However, the YC-4: Mixed Use Redevelopment and YC-7: Mixed Use districts are now consolidated into the YC-MU: YC Mixed-Use district. Finally, there is no longer a separate site-plan controlled PD district (YC-9)—instead, a standard requiring the applicant demonstrate conformance with Ybor City Historic District standards has been added to the PD district standards in Section 3.12.2, General Standards for All Planned Development Districts.

In addition, the separate schedule of permitted, accessory, and special uses in the YC district in Table 8-1 has been consolidated with the use tables in Article 4 of the updated LDC and the table of required parking spaces in Table 8-3 will be replaced with a consolidated set of minimum off-street parking requirements in Section 5.2, Off-Street Parking and Loading Standards, which will be drafted as part of Installment 3.

3.7.1 Ybor City Historic Districts Purpose and General Standards⁵⁵

A. Purpose

The purpose of the Ybor City Historic districts is to:

- (1) Promote and preserve this historic district and its irreplaceable landmarks for the educational, cultural, economic, and general welfare of the public through the preservation, protection and regulation of buildings, sites, monuments, structures and other areas of historic interest or importance within the Ybor City area of the city;
- (2) Safeguard the heritage of our city for the benefit and enjoyment of future generations by preserving and regulating appropriate land uses in this district and its landmarks, which reflect elements of our cultural, social, economic, political, and architectural history;
- (3) Support revitalization efforts in Ybor City that stabilize and strengthen the district's rehabilitation efforts, protect and improve the property value of the buildings therein, and preserve this area of historical significance;
- (4) Preserve and enhance the environmental quality and safety of this district and the neighborhoods within it;
- (5) Strengthen the city's economic base by the stimulation of the tourist industry;
- (6) Foster economic development and manage growth;
- (7) Allow a compatible mix of residential, commercial, and public uses, which will strengthen Ybor City's local and regional identity;

⁵⁵ This updates, reorganizes, and clarifies the purpose statements for the Ybor City Historic Districts in Sections 27-156(a)(7) and 27-176 of the current LDC. A reference to "light industrial" uses in the district has been removed.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.1. Ybor City Historic Districts Purpose and General Standards

- (8) Protect the character, architectural style, and historic value of property from repairs and construction of inferior quality and appearance and from alterations that are incompatible with their preservation; and
- (9) Further enhance these elements by maintaining a high quality of design in infill construction and other new development in the area.

B. Ybor City Historic Districts Established

The Ybor City Historic Districts established in this LDC are listed in Table 3.7.1-A: Established Ybor City Historic Districts.

Table 3.7.1-A: Established Ybor City Historic Districts	
Districts	Section
YC-R: Ybor City Residential	3.7.2
YC-GC: Ybor City General Commercial	3.7.3
YC-CC: Ybor City Community Commercial	3.7.4
YC-CR: Ybor City Commercial Core	3.7.5
YC-HC: Ybor City Hillsborough College	3.7.6
YC-MU: Ybor City Mixed-Use	3.7.7

C. Standards Applicable to All Ybor City Historic Districts

(1) Historic District Designation⁵⁶

All of the YC districts are within the Original Ybor City Historic District (adopted by Ordinance No. ____ on <date to be inserted> or the Expanded Ybor City Historic District (adopted by Ordinance No. ____ on <date to be inserted>)) and are collectively known as the Ybor City Historic District. Development in the YC districts is subject to the 2003 Edition of the [Ybor City Historic District Design Guidelines](#), which are hereby adopted by reference, as it may be amended from time to time.

(2) Certificate of Appropriateness

Development in the YC districts requires a certificate of appropriateness, in accordance with Section 2.5.16, Certificate of Appropriateness, Major, Section 2.5.17, Certificate of Appropriateness, Minor, and Section 2.5.18, Certificate of Appropriateness for Relocation or Demolition, Historic District, as applicable for the type of development proposed.

⁵⁶ This section carries forward Section 27-177(a) of the current LDC, except that the zoning district purpose statements in Section 27-177(a)(1) have been relocated to the individual district descriptions in this Section 3.7. In addition, the legal description of the district boundaries in Section 27-177(b) have not been carried forward; it is recommended that the districts be established on the Official Zoning Map, and that the legal description be removed to make the code shorter and easier to use. It also incorporates the Ybor City Historic District Design Guidelines, in Section 24-275. A link to the historic guidelines at <https://www.tampa.gov/historic-preservation/info/design-guidelines/ybor-design-guidelines> is included in the PDF version of this code.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.1. Ybor City Historic Districts Purpose and General Standards

(3) Permitted Adjustments to Setbacks⁵⁷

To accommodate the historic pattern of development in the Ybor City Historic Districts and ensure new development and redevelopment is consistent with the existing development form, at the applicant's request the Director may adjust the minimum required setbacks for development in the YC districts, in accordance with the following:

- (a) The applicant shall provide the Director with a survey that identifies the existing setback on the adjacent properties.
- (b) The Director shall consult with the Historic District Administrator to determine the appropriate setbacks for the lot, taking into consideration the existing setbacks on the block immediately adjacent to the zoning lot with proposed development.
- (c) The minimum setback may not exceed the average front setback of the two adjacent properties.

⁵⁷ Carries forward and reorganizes the process for adjusting minimum setbacks in table note 6 of Table 8-2 in Section 27-117 of the current LDC.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.2. YC-R: Ybor City Residential

3.7.2 YC-R: Ybor City Residential⁵⁸

A. Purpose

The purpose of the YC-R: Ybor City Residential district is to provide lands that accommodate residential development, including single-family and multi-family 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.

B. Concept

Photographs of current development in the YC-R district that is consistent with the desired character of district development are provided below.

[PHOTOGRAPHS TO BE PROVIDED]⁵⁹

C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the YC-R district shall comply with the standards Table 3.7.2-A: YC-R District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.2-A: YC-R District Intensity and Dimensional Standards ⁶⁰		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Lot size, min (sf)	2,500 ⁶¹
	Lot width, min (ft)	25 [1] ⁶²
A	Height, max (ft)	35
Building Setbacks, min (ft) ⁶³		
B	Front	10 [2]
C	Side	3 [2]
D	Corner	3 [2]

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

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

⁶⁰ In order to avoid the creation of nonconformities when combining the YC-2 and YC-8 districts, the more permissive standards of YC-2 have been carried forward here.

⁶¹ Minimum lot size is 4,356 square feet (1/10 acre) in YC-8.

⁶² Minimum lot width is 40 feet in YC-8.

⁶³ Minimum lot size is 4,356 square feet (1/10 acre) in YC-8.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.2. YC-R: Ybor City Residential

Table 3.7.2-A: YC-R District Intensity and Dimensional Standards⁶⁰

Standard		Value
E	Rear	10 [2]

min = minimum max = maximum ft = feet sf = square feet

NOTES:

- [1] Minimum lot width for a single-family attached dwelling (townhouse) is 20 feet.
- [2] The minimum setback may be reduced, in accordance with Section 3.7.1C(3), Permitted Adjustments to Setbacks.

[ADD DRAWING]⁶⁴

E. Development Standards

Development in the YC-R district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.2-B Cross References to Other Standards.

Table 3.7.2-B Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

⁶⁴ Dimensional drawings for each district in the Ybor City Historic Districts will be included in later drafts.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.3. YC-GC: Ybor City General Commercial

3.7.3 YC-GC: Ybor City General Commercial⁶⁵

A. Purpose⁶⁶

The purpose of the YC-GC: Ybor City General Commercial district is to provide lands that accommodate a range of retail uses intended to primarily serve residents of the immediate area.

B. Concept

Photographs of current development in the YC-GC district that is consistent with the desired character of district development are provided below.

[PHOTOGRAPHS TO BE PROVIDED]

C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the YC-GC district shall comply with the standards in Table 3.7.3-A: YC-GC District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.3-A: YC-GC District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions [1]	All Uses
	Density, max	In accordance with comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot size, min (sf)	4,700
	Lot width, min (ft)	50
A	Height, max (ft)	45
Building Setbacks, min (ft)		
B	Front	0
C	Side	0
D	Corner	0
E	Rear	10 [2]
<i>min = minimum max = maximum ft = feet sf = square feet</i>		

⁶⁵ The LDC Assessment (p. II-53) proposed consolidating the YC-1 Ybor City Central Commercial Core, YC-5 Ybor City General Commercial, and YC-6 Ybor City Community Commercial districts in the current LDC. Based on staff feedback, these three districts will be carried forward separately. YC-5 will now be known as the YC-GC: Ybor City General Commercial district and is carried forward here.

⁶⁶ This updates and consolidates the purpose statements for the YC-1, YC-5, and YC-5 districts in Section 27-177(a)(1) of the current LDC.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.3. YC-GC: Ybor City General Commercial

Table 3.7.3-A: YC-GC District Intensity and Dimensional Standards

Standard	Value

NOTE

- [1] Development of single-family attached dwellings is permitted to have a minimum lot size of 1,600 square feet in area and a minimum lot width of 17 feet.
- [2] The minimum setback may be reduced in accordance with Section 3.7.1C(3), Permitted Adjustments to Setbacks.

[**ADD DRAWING**]

E. Development Standards

Development in the YC-C district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.3-B: Cross References to Other Standards.

Table 3.7.3-B: Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.4. YC-CC: Ybor City Community Commercial

3.7.4 YC-CC: Ybor City Community Commercial

A. Purpose⁶⁷

The purpose of the YC-CC: Ybor City Community Commercial district is to provide lands that accommodate a mix of general and intensive commercial uses along the southern fringe of the Ybor City Historic district. Development in the YC-CC district is intended to provide a transition to the intensive industrial uses to the south and east of the Ybor City Historic districts.

B. Concept

Photographs of current development in the YC-CC district that is consistent with the desired character of district development are provided below.

[PHOTOGRAPHS TO BE PROVIDED]

C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the YC-CC district shall comply with the standards in Table 3.7.4-A: YC-CC District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.4-A: YC-CC District Intensity and Dimensional Standards ⁶⁸		
Standard		Value
	Lot Dimensions [1]	All Uses
	Density, max	In accordance with comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot size, min (sf)	2,850
	Lot width, min (ft)	30
A	Height, max (ft)	60
Building Setbacks, min (ft)		
B	Front	0
C	Side	0
D	Corner	0
E	Rear	0

min = minimum max = maximum ft = feet sf = square feet

[ADD DRAWING]

⁶⁷ The LDC Assessment (p. II-53) proposed consolidating the YC-1 Ybor City Central Commercial Core, YC-5 Ybor City General Commercial, and YC-6 Ybor City Community Commercial districts in the current LDC. Based on staff feedback, these three districts will be carried forward separately. YC-6 will now be known as the YC-CC: Ybor City Commercial district and is carried forward here.

⁶⁸ In order to avoid the creation of nonconformities when combining the YC-1, YC-5, and YC-6 districts, the most permissive standards from the three districts have been applied here. Generally, those are YC-1 standards, with the exception of YC-6 maximum height of 60 feet.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.4. YC-CC: Ybor City Community Commercial

E. Development Standards

Development in the YC-CC district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.4-B: Cross References to Other Standards.

Table 3.7.4-B: Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.5. YC-CR: Ybor City Commercial Core

3.7.5 YC-CR: Ybor City Commercial Core⁶⁹

A. Purpose⁷⁰

The purpose of the YC-CR: Ybor City Commercial Core district is to provide lands that accommodate the cultural, social, shopping and services in the core of the Ybor City Historic district and that enhance the district's cultural and economic functions. District regulations are intended to preserve and enhance the cultural and economic functions of the district by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures, and distinctive architecture.

B. Concept

Photographs of current development in the YC-CR district that is consistent with the desired character of district development are provided below.

[PHOTOGRAPHS TO BE PROVIDED]

C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the YC-CR district shall comply with the standards in Table 3.7.5-A: YC-CR District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.5-A: YC-CR District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Floor Area Ratio, max	In accordance with comprehensive plan
	Lot size, min (sf)	1,900
	Lot width, min (ft)	20
A	Height, max (ft)	45
Building Setbacks, min (ft)		
B	Front	0
C	Side	0
D	Corner	0
E	Rear	0

min = minimum max = maximum ft = feet sf = square feet

⁶⁹ The LDC Assessment (p. II-53) proposed consolidating the YC-1 Ybor City Central Commercial Core, YC-5 Ybor City General Commercial, and YC-6 Ybor City Community Commercial districts in the current LDC. Based on staff feedback, these three districts will be carried forward separately. YC-1 will now be known as the YC-CR: Ybor City Commercial Core district and is carried forward here.

⁷⁰ This updates and consolidates the purpose statements for the YC-1, YC-5, and YC-5 districts in Section 27-177(a)(1) of the current LDC.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.5. YC-CR: Ybor City Commercial Core

[ADD DRAWING]

E. Development Standards

Development in the YC-CR district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.5-B: Cross References to Other Standards.

Table 3.7.5-B: Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.6. YC-HC: Ybor City Hillsborough College

3.7.6 YC-HC: Ybor City Hillsborough College⁷¹

A. Purpose

The purpose of the YC-HC: Ybor City Hillsborough College district is to provide lands that accommodate lands devoted to and designated for development as part of the Hillsborough Community College and related supporting uses.

B. Use Standards

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

C. Intensity and Dimensional Standards

Development in the YC-HC district shall comply with the standards in Table 3.7.6-A: YC-HC District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.6-A: YC-HC District Intensity and Dimensional Standards ⁷²		
Standard		Value
	Lot Dimensions	All Uses
	Lot size, min (sf)	6,650
	Lot width, min (ft)	70
A	Height, max (ft)	45
Building Setbacks, min (ft)		
B	Front	0
C	Side	0
D	Corner	0
E	Rear	0

min = minimum max = maximum ft = feet sf = square feet

D. Development Standards

Development in the YC-HC district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.6-B Cross References to Other Standards.

Table 3.7.6-B Cross References to Other Standards			
Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards

⁷¹ Carries forward the YC-3 Ybor City Community College district with a new name, to reflect the change in name of Hillsborough Community College to Hillsborough College.

⁷² The table footnote that allowed additional height in this district for antennas has been moved to use-specific standards, Section 4.3.4E(5)(d).

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3.7.6. YC-HC: Ybor City Hillsborough College

Table 3.7.6-B Cross References to Other Standards

Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.7. YC-MU: Ybor City Mixed-Use

3.7.7 YC-MU: Ybor City Mixed-Use⁷³

A. Purpose

The purpose of the YC-MU: Ybor City Mixed-Use district is to provide lands that accommodate the development of land uses that are consistent with the adopted future land use element of the comprehensive plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed-use development, including residential, which, while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district. The neighborhood redevelopment will support and enhance the presence and experience of tourists, as well as the cultural and economic functions of the Original Ybor City Historic district, providing an urban mixed-use core coincident to the revitalization of the district's commercial core.

B. Concept

Photographs of current development in the YC-MU district that is consistent with the desired character of district development are provided below.

[PHOTOGRAPHS TO BE PROVIDED]

C. Use Standards

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

D. Intensity and Dimensional Standards

Development in the YC-MU district shall comply with the standards in Table 3.7.7-A: YC-MU District Intensity and Dimensional Standards, and Section 3.7.1C, Standards Applicable to All Ybor City Historic Districts.

Table 3.7.7-A: YC-MU District Intensity and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses⁷⁴
	Lot size, min. (sf)	1,600
	Lot width, min (ft)	17
A	Height, max (ft)	45
Building Setbacks, min (ft)		
B	Front	0
C	Side	0
D	Corner	0
E	Rear	0

⁷³ In the LDC Assessment, YC-4: Ybor City Mixed-Use Redevelopment and YC-7: Ybor City Mixed Use were proposed to be carried forward as separate districts. Following discussions with staff, they have been consolidated in the new YC-MU district.

⁷⁴ Carries forward standards from YC-4 where they differ from YC-7. Different standards in YC-7 are minimum lot size of 2,500 square feet and minimum lot width of 25 feet.

Article 3: Zoning Districts

Section 3.7. Ybor City Historic Districts

3.7.7. YC-MU: Ybor City Mixed-Use

Table 3.7.7-A: YC-MU District Intensity and Dimensional Standards

Standard	Value
<i>min = minimum max = maximum ft = feet sf = square feet</i>	

[ADD DRAWING]

E. Development Standards

Development in the YC-MUR district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.7.7-B Cross References to Other Standards.

Table 3.7.7-B Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

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Section 3.7. Ybor City Historic Districts

3.7.7. YC-MU: Ybor City Mixed-Use

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Section 3.8. Seminole Heights Districts⁷⁵

Commentary

Section 3.8, Seminole Heights Districts, simplifies the current Seminole Heights zoning districts while maintaining the purpose of the district, which is to help preserve the physical form and patterns of the area. Districts are consolidated into four districts (which is slightly different from what is proposed in the LDC Assessment—please review footnotes for details). Residential building form standards are carried forward and simplified.

In addition, there is no longer a separate site-plan controlled PD district (SH-PD)—instead, a standard requiring the applicant demonstrate conformance with standards that apply in the Greater Seminole Heights Area has been added to the PD district standards in Section 3.12.2, General Standards for All Planned Development Districts.

3.8.1 Seminole Heights Districts Purpose and General Standards

A. General Purpose of Seminole Heights Districts⁷⁶

The Seminole Heights districts are established for the general purpose of maintaining the existing development character of the Seminole Heights neighborhood and, more specifically, to:

- (1) Ensure the form of new development and redevelopment in Seminole Heights, including, but not limited to, building orientation, site layout, massing, dimensions, and other spatial relationships, is compatible with current development while still allowing creativity and flexibility in design and use of land;
- (2) Create growth that is serviceable, and attractive to foster a more favorable environment to live, work, and play;
- (3) Enhance the public realm with seamless transition between private and public properties and well-maintained sidewalks, street lights, and pedestrian amenities;
- (4) Protect trees, wetlands, and natural resources by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation, in accordance with the requirements of this LDC and other city regulations; and
- (5) Establish standards to promote public health, safety, comfort, amenities, prosperity, and general welfare of the city and reduce environmental and visual blight.

B. Seminole Heights Districts Established⁷⁷

The Seminole Heights districts established in this LDC are listed in Table 3.8.1-A: Established Seminole Heights Districts.

⁷⁵ Carries forward, consolidates, and clarifies Sections 27-211 through 27-211.15.

⁷⁶ Carries forward Section 27-211(b).

⁷⁷ Carries forward and consolidates references to Section 27-211.2(b). As identified in the LDC Assessment, existing subdistricts SH-RS and SH-RS-A are consolidated into new district SH-R. SH-RM is carried forward as SH-MF. The SH-CN district (which was not identified in the LDC Assessment) consolidates the SH-RO and SH-CN districts. Finally, the SH-C district consolidates the SH-CG and CSH-CI districts. SH-PD is not carried forward as a separate district. It is proposed to be carried forward as a standard PD district.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-A: Established Seminole Heights Districts	
Districts	Section
SH-R: Seminole Heights–Residential	3.8.2
SH-MF: Seminole Heights–Multifamily	3.8.3
SH-CN: Seminole Heights–Commercial Neighborhood	3.8.4
SH-C: Seminole Heights–Commercial	3.8.5

C. Standards Applicable to All Seminole Heights Districts

The following standards shall apply to development in all Seminole Heights districts, in addition to the generally applicable development standards in Article 5, Development Standards, unless expressly stated otherwise.

(1) Residential Building Forms

(a) Residential Building Forms Permitted by Right

Only the following building forms are permitted by right for single-family detached dwellings in the SH districts:

- (1) Craftsman;
- (2) National Folk;
- (3) American Four Square;
- (4) Folk Victorian;
- (5) Queen Anne;
- (6) Prairie;
- (7) Spanish Eclectic; and
- (8) Minimal Traditional.

(b) Residential Building Forms Permitted With Conditions

- (1) The building forms in subsection (2) below are also allowed for single-family detached dwellings in the SH districts, with design approval, in accordance with Section 2.5.33, Design District Review, if the applicant demonstrates all of the following:
 - (A) The proposed building is contextually sensitive and complementary to adjacent structures in scale, form, and materials;
 - (B) The design incorporates architectural features that minimize visual contrast with the surrounding traditional styles; and
 - (C) The proposed building does not detract from the established character of the block or district.
- (2) The residential building types permitted, in accordance with this subsection, are:
 - (A) Ranch;
 - (B) Split Ranch; and
 - (C) Contemporary Modern.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

(c) Prohibited Residential Building Forms

All other single-family detached building forms are prohibited in the SH districts.

(2) Residential Building Form Design Standards

Standards for the allowed single-family detached building types are established in Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards, in accordance with the following:

- (a) Finished floor elevation shall be the vertical location of the top surface of the floor of a building after all flooring materials are installed. It is measured in addition to any additional elevation required in accordance with the standards in Section 5-121, Flood-Resistant Development, of the City Code.
- (b) Roof form and pitch reflects the shape and angle (slope) of a building's roof. It defines the overall silhouette and architectural identity of the one-family dwelling. The building types shall include one of the following roof forms and pitch, as established in Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards.
 - (1) Hipped, all sides slope down to walls;
 - (2) Gabled, two sloped sides (classic triangular shape);
 - (3) Flat, minimal slope, modernist expression; or
 - (4) Mansard, cross-gable, or shed (more complex or stylistically distinct profiles).
- (c) Façade symmetry is the degree to which the front elevation of a building exhibits balanced or mirrored design elements across a central axis. The building types shall include one of the following design categories, as established in Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards.
 - (1) Symmetrical: Doors and windows arranged in mirrored patterns, typical in formal and traditional styles;
 - (2) Asymmetrical: Offset masses, varied window groupings, common in eclectic, vernacular, or modern styles; or
 - (3) Varies: Some flexibility depending on context and dominant massing patterns.
- (d) Entry features are the architectural elements or forms that emphasizes the main entrance of a building, providing visual prominence and a transitional space between the public realm and the private interior, as established in Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards, and Table 3.8.1-C: Seminole Heights Single-Family Detached Building Entry Features.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards

Examples in Seminole Heights	Building Form	Finished Floor Elev.	Roof Form & Pitch	Façade Symmetry	Entry Features
	Craftsmen	18" to 24"	Gabled	Generally symmetrical	Prominent front porch with columns
	National Folk	18" to 24"	Gabled	Varies	Simple porch or stoop
	American Four-Square	18" to 24"	Hipped or Gabled	Symmetrical	Full-width front porch
	Folk Victorian	18" to 24"	Gabled	Varies	Decorative porch with spindle work

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards

Examples in Seminole Heights	Building Form	Finished Floor Elev.	Roof Form & Pitch	Façade Symmetry	Entry Features
	Queen Anne	18" to 24"	Gabled	Asymmetrical	Wrap-around porch with towers
	Prairie	18" to 24"	Hipped or Gabled	Strong horizontal symmetry	Deep recessed entry or integrated porch
	Spanish Eclectic	At least 18"	Low-pitched Tile, Hipped	Symmetrical	Arched or tiled entry
	Minimal Traditional	6" to 18"	Low-Pitched Gable or Flat	Asymmetrical	Simple stoop or recessed entry
	Ranch	0" typically	Low-pitched Hip	Asymmetrical	Minimal covered entry
	Split Ranch	0" to 18"	Flat or Shed	Varies	Stoop or recessed entry

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-B: Seminole Heights Single-Family Detached Building Form Standards

Examples in Seminole Heights	Building Form	Finished Floor Elev.	Roof Form & Pitch	Façade Symmetry	Entry Features
	Contemporary Modern	0" typically	Varies	Asymmetrical	Minimal overhang or cantilevered canopy

(3) Single-Family Detached Building Entry Features

If one of the allowed single-family detached building types uses one of the entry features identified in Table 3.8.1-C: Seminole Heights Single-Family Detached Building Entry Features, it shall comply with the requirements established in Table 3.8.1-C.

Table 3.8.1-C: Seminole Heights Single-Family Detached Building Entry Features

Examples in Seminole Heights	Entry Feature	Standards
	Full Width Porch	Width: min 80% of front façade Depth: 8-12 ft Height: 8 ft min clearance
	Wrap-Around Porch	Width: min 60%: front façade Depth: 6-12 ft Height: 8 ft min clearance

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-C: Seminole Heights Single-Family Detached Building Entry Features

Examples in Seminole Heights	Entry Feature	Standards
	Recessed Porch	Width: min 5ft Depth: min 4 ft Height: 8 ft min clearance Framing: visually integrated
	Columned Portico	Width: min 6 ft or front façade Depth: 4 ft Height: matches first story Columns: visually integrated
	Arched or Tiled Entry	Opening: 7 ft min Arch shape: True arch, segmental, or elliptical Recess depth: at 12 in
	Canopy or Overhang	Projection: min 3 ft Width: Doorway width + 2 ft on each side Clearance height: 7 ft Supports: cantilever 3 in posts, min Materials: compatible with building

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.1. Seminole Heights Districts Purpose and General Standards

Table 3.8.1-C: Seminole Heights Single-Family Detached Building Entry Features

Examples in Seminole Heights	Entry Feature	Standards
	Stoop and Landing	Landing area: Minimum 3ft x 3ft Projection: Shall not extend more than 6 ft into required front setback unless permitted.

(4) Landscape and Screening⁷⁸

(a) Applicability

Development in the SH district shall comply with the landscape and screening standards of this subsection, in addition to the standards of Section 5.3, Landscaping, Buffering, and Screening Standards, Section 5.4 Tree Protection Standards, Section 5.6, Fence and Wall Standards, and the Tree and Landscape Technical Manual. To the extent there are conflicts between the standards of this subsection and Section 5.3, Section 5.4, Section 5.6, and the Tree and Landscape Technical Manual, the most restrictive standards shall apply.

(b) Standards

- (1) Sod is prohibited in landscaped zones. Native grasses, mulch, gravel, or approved xeriscape options shall be used instead.
- (2) Permanent irrigation is required, unless plantings are classified as drought-tolerant and can be maintained without irrigation.
- (3) Hedges used for screening shall be evergreen, at least 36 inches in height at maturity, and maintained to provide full screening.
- (4) All development, except for single-family detached dwellings, single-family attached dwellings, and two-family dwellings, shall comply with the standards in Table 3.8.1-D: Seminole Heights Site Landscaping Standards.

Table 3.8.1-D: Seminole Heights Site Landscaping Standards

Location	Required Plantings	Additional Requirements
Front Yard	One tree per 40 linear ft (on center) and low-water ground cover	Applies to any front setback not covered by driveways or walkways

⁷⁸ These standards generally carry forward in a more simplified format the landscaping and screening standards found in the current Seminole Heights districts in Section 27-211.13 of the LDC. They may be integrated and incorporated into Section 5.3, Landscaping, Buffering, and Screening Standards, when that section is drafted (in Installment 3).

Article 3: Zoning Districts**Section 3.8. Seminole Heights Districts****3.8.1. Seminole Heights Districts Purpose and General Standards****Table 3.8.1-D: Seminole Heights Site Landscaping Standards**

Location	Required Plantings	Additional Requirements
Corner Side Yard	One tree per 30 linear ft (on center) and low-water ground cover	Applies to any street-facing side yard
Interior Side Yard	Hedges at 3 ft spacing Fence or wall, 6 ft in height Low-water ground cover	Only required if adjacent to another residential use
Rear Yard, adjacent to residential uses	One tree per 20 linear ft on center Wall six feet in height Low-water ground cover	
Rear Yard, adjacent to nonresidential uses	Hedges at 3 ft spacing Low-water ground cover	

- (5) All new off-street parking areas and expanded areas of off-street parking areas, except for off-street parking areas on the same lot as single-family detached dwellings, single-family attached dwellings, and two-family dwellings, shall comply with the standards in Table 3.8.1-E: Seminole Heights Off-Street Parking Landscaping Standards.

Table 3.8.1-E: Seminole Heights Off-Street Parking Landscaping Standards

Location	Required Plantings	Additional Requirements
Front Yard, abutting parking	One tree per 30 linear ft (on center) Hedges at 3 ft spacing Low-water ground cover	Minimum 5 ft landscape zone required between sidewalk and parking area
Corner Yard, abutting parking	One tree per 30 linear ft (on center) Hedges at 3 ft spacing Low-water ground cover	Applies along any parking area visible from the public street
Side Yard, abutting parking	Hedges at 3 ft spacing Fence or wall, 6 ft in height Low-water ground cover	Applies when parking is adjacent to or across an alley from a residential use
Rear Yard, abutting parking, adjacent to residential uses	One tree per 20 linear ft (on center) Wall 6 ft in height Low-water ground cover	
Rear Yard, abutting parking, adjacent to nonresidential uses	Hedges at 3 ft spacing Low-water ground cover	
Interior Landscape Islands	One island per 10 parking spaces Island minimum of 9 ft x 18 ft Each island includes one tree and low-water ground cover	Islands shall be evenly distributed and placed to break up rows of parking

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.2. SH-R: Seminole Heights–Residential District

3.8.2 SH-R: Seminole Heights–Residential District⁷⁹

A. Purpose

The purpose of the SH-R: Seminole Heights-Residential district, is to maintain the existing development character of the residential areas (single-family detached and duplex) in the Seminole Heights neighborhood by ensuring:

- (1) The development form and patterns, including but, not limited to, the building orientation, site layout, massing, height, other dimensions, and other spatial relationships of new residential development and certain redevelopment is compatible with the form and character of existing residential development in the SH district;
- (2) A vibrant and active public realm is maintained (including, but not limited to, sidewalks, streets, alleys, sidewalks, and street lights); and
- (3) Trees, wetlands, and natural resources are protected by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation, in accordance with the requirements of this LDC and other city regulations.

B. Concept

A drawing illustrating the intended scale and character of development in the SH-R district is provided below.

[ADD CONCEPT DRAWING]

C. Use Standards

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

D. Intensity/Density, Form, and Dimensional Standards⁸⁰

Development in the SH-R district shall comply with the standards in Table 3.8.2-A: SH-R District Intensity/Density, Form, and Dimensional Standards, and Section 3.8.1C, Standards Applicable to All Seminole Heights Districts.

⁷⁹ As highlighted earlier, consolidated the SH-RS and SH-RS-A districts in the current regulations. Carries forward and consolidates Sections 27-211.2.1 and 27-112.2.2. of the current LDC. Sections 3.8.2.(A) through (C) in this subsection are new and provide regulatory language consistent with the new LDC.

⁸⁰ Carries forward and consolidates the tables in Sections 27-211.2.1(a) through (c) and 27-112.2.2.(a) through (c). The current LDC establishes a contextual build-to-line standard in the SH-RS district for the front and side (street facing) lot lines that is based on the setback of adjacent lots and buildings. This draft establishes a build-to-zone (BTZ), with specific metrics that are based on the existing development fabric in the SH district. The BTZ allows for a small degree of flexibility. The side yard setback also uses a specific metric. The current maximum height requirement is carried forward, and the maximum height requirement for accessory structures is simplified by establishing one maximum height standard for all accessory uses (22.5 feet, which is the current standard for most all accessory uses).

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.2. SH-R: Seminole Heights–Residential District

Table 3.8.2-A: SH-R District Intensity/Density, Form, and Dimensional Standards

Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Lot size, min	n/a ⁸¹
	Lot width, min (ft)	50
	Build-to-zone, min max (ft)	10 20 [1]
A	Height, max (ft)	35 [2]
Building Setbacks (ft)		
B	Front	In accordance with build-to-zone, above
C	Side, min	7 [3] [4] [5] [6]
D	Corner, min	7
E	Rear, min	20

min = minimum max = maximum ft = feet

NOTES

- [1] Accessory structures shall be set back a minimum of 60 feet from the front property line.
- [2] Maximum height for an accessory structure is 22.5 feet.
- [3] If the lot is nonconforming, the minimum side setback is five feet.
- [4] The side setback for an accessory building shall be three feet.
- [5] Canopies, awnings, fireplaces, arcades, trellises, pergolas, and other architecturally integrated façade features are permitted to be placed within three feet of the side lot line.

[ADD DRAWING]

E. Additional Development Standards⁸²

Development in the SH-R district shall comply with the following form and design standards, in addition to all other applicable standards that apply in the district.

(1) Building Orientation and Wall Offsets

Buildings shall be oriented toward and face the street.

⁸¹As is the case with most of the base zoning districts, the lot area standard is deleted.

⁸² There are two provisions that are currently in the SH residential districts that can generally be applied to much if not all development in the City. For this reason, the provisions are deleted from the SH districts, and will be moved to sections in the LDC of more general applicability.

One provision, which is proposed to be moved to Article 7: Nonconformities, states: accessory buildings that are demolished, destroyed, or removed for any reason that do not meet the current standards, but that were legally established and were considered nonconforming, may be rebuilt and/or replaced in the same footprint, as long as the building does not encroach on adjacent properties of different ownership, any public or private rights-of-way, or any easements.

The second provisions states: principal and accessory buildings shall be separated by at least five feet, as measured from wall to wall of each building, and three feet eave to eave.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.2. SH-R: Seminole Heights–Residential District

(2) Garages and Carports

- (a) New single-family detached dwellings shall design carports and attached and detached garages in accordance with the following:
 - (1) New single-family home construction shall design the carport and attached or detached garage to be integrated into the overall home structure.
 - (2) No more than 40 percent of the street-facing façade width shall consist of the attached or detached garage, or the carport.
 - (3) The front wall of the attached or detached garage or carport shall be recessed a minimum of four feet from the front wall of the primary living space to avoid a dominant appearance.
 - (4) Attached garage doors shall be recessed or integrated into the building design so that the primary emphasis of the front façade is on habitable space and architectural features, rather than the garage.
 - (5) Rooflines and materials shall be consistent and continuous across the entire street-facing façade so that the attached or detached garage or carport appears as a subordinate element to the primary living space.
- (b) Accessory structures shall have a complementary appearance to that of the principal structure.

(3) Parking and Driveways⁸³

The following shall apply to off-street parking and loading for single-family detached dwellings.

- (a) Surface parking shall be set back at least 18 feet from the street edge. When abutting a side lot line along a street with shared access to the parking area, the surface parking pavement setback is permitted to be reduced to zero feet.
- (b) No driveway shall be constructed from the road to the front façade of the principal structure, unless providing vehicular access to an attached or detached garage, or carport.
- (c) Single car "ribbon driveways" may be constructed at a minimum overall width of nine feet with six-foot-wide apron flares on the right-of-way. For properties located along local roads, which have a posted speed limit of 25 miles per hour or less, the driveway may be constructed with an overall width of seven feet with three-foot-wide apron flares.

(4) Screening⁸⁴

- (a) Mechanical equipment and elevators, including ancillary equipment, shall not occupy more than 20 percent of the roof area.
- (b) Mechanical equipment visible from a street shall be screened.

⁸³ Carries forward the parking and ribbon driveway standards in the "notes" section of the tables under Section 27-211.2.1(c) and 27-211.2.2(c). The off-street parking space standards will be included in Section 5.2, Off-Street Parking and Loading Standards.

⁸⁴ Carries forward the elevator and mechanical housing standards in the tables under Section 27-211.2.1(b) and 27-211.2.2(b). The requirement for screening and locating equipment is new.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.2. SH-R: Seminole Heights–Residential District

(5) Accessory Dwelling Units⁸⁵

An accessory dwelling unit that is located within 10 feet of the boundary of the side lot line that is adjacent to an existing single family detached dwelling (on the adjacent lot), shall limit the windows on the side of the ADU facing the side lot line to six square feet in area.

F. Other Development Standards

Development in the SH-R district shall also comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.8.2-B Cross References to Other Standards, to the extent the standards do not conflict with standards in this section.

Table 3.8.2-B Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

⁸⁵ New standard intended to enhance privacy when ADUs are adjacent to other residential uses.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.3. SH-MF: Seminole Heights–Multifamily

3.8.3 SH-MF: Seminole Heights–Multifamily⁸⁶

A. Purpose

The purpose of the SH-MF: Seminole Heights–Multifamily district, is to ensure the development character of multifamily and moderate density residential development (townhomes, sixplexes, fourplexes, triplexes, and courtyard multifamily) is compatible with the development character of the lower density residential development in the district. This is achieved by ensuring:

- (1) The development form of new multifamily and moderate density residential development, including, but not limited to, the building orientation, site layout, massing, height, other dimensions, and other spatial relationships, is compatible with the form and character of existing lower density residential development in the SH district;
- (2) A vibrant and active public realm is maintained (including, but not limited to, sidewalks, streets, alleys, sidewalks, and street lights); and
- (3) Trees, wetlands, and natural resources are protected by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation, in accordance with the requirements of this LDC and other city regulations.

B. Concept

A drawing illustrating the intended scale and character of development in the SH-MF district is provided below.

[ADD CONCEPT DRAWING]

C. Use Standards

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

D. Intensity/Density, Form, and Dimensional Standards⁸⁷

Development in the SH-MF district shall comply with the standards in Table 3.8.3-A: SH-MF District Intensity/Density, Form, and Dimensional Standards, and Section 3.8.1C, Standards Applicable to All Seminole Heights Districts.

Table 3.8.3-A: SH-MF District Intensity/Density, Form, and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan
	Lot size, min	n/a ⁸⁸
	Lot width, min (ft)	50

⁸⁶ As highlighted earlier, carries forward the current SH-RM district, with the noted changes. Carries forward and consolidates Section 27-211.2.3 of the current LDC. Subsections (A) through (C) here are new and provide regulatory language consistent with the new LDC.

⁸⁷ Carries forward and consolidates the tables in Sections 27-211.2.3(a) and (b) in the current LDC.

⁸⁸ As is done with most of the other base zoning districts, no lot area standard is applied in the SH-MF district.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.3. SH-MF: Seminole Heights–Multifamily

Table 3.8.3-A: SH-MF District Intensity/Density, Form, and Dimensional Standards

Standard		Value
	Lot Dimensions	All Uses
	Build-to-zone, min max (ft) ⁸⁹	10 20 [1]
	Street wall in build-to-zone, min (% of lot width)	25
A	Height, max. (ft)	60 [2]
Building Setbacks (ft)		
B	Front	In accordance with build-to-zone, above
C	Side, min	7 [3] [4]
D	Corner, min max ⁹⁰	7 15 [5]
E	Rear, min	20

min = minimum max = maximum ft = feet

NOTES

- [1] Accessory buildings shall be behind the front façade of the principal building or setback a minimum of 60 feet from the front lot line, whichever is greater.
- [2] Maximum height for an accessory structure is 22.5 feet.
- [3] Canopies, awnings, fireplaces, arcades, trellises, pergolas, and other architecturally integrated façade features and porte cocheres may be placed within three feet of the side lot line.
- [4] If the lot is nonconforming, the minimum setback is five feet. ⁹¹
- [5] The street-side wall shall be 25 percent on a corner side lot.

[ADD DRAWING]

⁸⁹ The current SH-RM district establishes a contextual BTL standard based on the setback of adjacent lots/buildings. This draft establishes a build-to-zone (BTZ), with specific metrics that are based on the existing development fabric in the SH district. The BTZ allows for a small degree of flexibility. The side yard setback also uses a specific metric. The current maximum height requirement is increased from 38 feet (three stories) to 60 feet. The maximum height requirement for accessory structures is simplified by establishing one maximum height standard for all accessory uses, 22.5 feet, which is the current standard for most all accessory uses in the current regulations.

⁹⁰ A BTZ is also established for the corner lot side setback.

⁹¹ There are two provisions that are currently in the SH residential districts that can generally be applied to a number, if not all development in the City. For this reason, the provisions are deleted from the SH districts, and will be moved to sections in the LDC of more general applicability.

One provision which is proposed to be moved to Article 7: Nonconformities, states: accessory buildings that are demolished, destroyed, or removed for any reason that do not meet the current standards, but that were legally established and were considered nonconforming, may be rebuilt and/or replaced in the same footprint, as long as the building does not encroach on adjacent properties of different ownership, any public or private rights-of-way, or any easements.

The second provision states: principal and accessory buildings shall be separated at least five feet as measured from wall to wall of each building, and three feet eave to eave.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.3. SH-MF: Seminole Heights–Multifamily

E. Additional Development Standards

(1) Building and Site Design

- (a) Buildings shall be oriented toward and face the street. In the case of corner lots, the primary entrance shall face the street from which the building takes its address.
- (b) Façades of all buildings shall incorporate wall offsets in the form of projections or recesses in the façade plane at least every 50 feet. Wall offsets shall have a minimum depth of two feet.
- (c) The maximum length of any townhome, multifamily, or live/work building shall be 150 linear feet, regardless of the number of units.
- (d) All buildings shall have sloped roofs with a minimum pitch between 4:12 and 10:12 (rise-run).
- (e) Alternative roof forms or pitches are allowed for small roof sections over porches, entryways, or similar features.

(2) Screening⁹²

- (a) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations, except chimneys, shall be located on the rear elevations or otherwise be configured and screened, if necessary, so it cannot be seen from the street.
- (b) Mechanical equipment and elevators shall not occupy more than 20 percent of the roof area. If mechanical equipment is located at ground level, it shall be located in either a side setback that does not face a street or the back yard. Mechanical equipment shall be screened so it cannot be seen from the street.

F. Development Standards

Development in the SH-MF district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.8.3-B Cross References to Other Standards, to the extent the standards do not conflict with standards in this section.

Table 3.8.3-B Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards

⁹²Carries forward the elevator and mechanical housing standards in the table under Section 27-211.2.3(b), with minor refinements. The requirement for screening and locating equipment is new.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.3. SH-MF: Seminole Heights–Multifamily

Section 5.7 Form and Design Standards	

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.4. SH-CN: Seminole Heights–Commercial Neighborhood

3.8.4 SH-CN: Seminole Heights–Commercial Neighborhood⁹³

A. Purpose

The purpose of the SH-CN: Seminole Heights–Commercial Neighborhood district, is to provide lands that accommodate a limited range of small-scale, neighborhood-serving, commercial and mixed-use development located within the Seminole Heights neighborhood. The district typically applies to portions of a block—often just a few storefronts—with minimal on-site parking and an emphasis on pedestrian access and walkability. The district is designed to support and promote uses, development form, and a public realm that is walkable and compatible with the surrounding residential neighborhoods. Allowed uses include small-scale retail, personal and professional services (such as pharmacies, salons, and barber shops), financial institutions, eating and drinking establishments, live/work, townhomes, and other similar neighborhood-serving activities. Small-scale mixed-use buildings, with residential units above ground-floor commercial, are also encouraged if their scale and design remain consistent with the district’s neighborhood character. This is achieved by ensuring:

- (1) The development form of new and certain redeveloped commercial uses (including, but not limited to, the building orientation, site layout, massing, height, other dimensions, and other spatial relationships) is compatible with the form and character of the surrounding moderate and low density residential development in the SH district;
- (2) A vibrant and active public realm is maintained or established (with sidewalks, street trees, alleys, and related elements); and
- (3) Trees, wetlands, and natural resources are protected by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation, in accordance with the requirements of this LDC and other applicable city regulations.

B. Concept

A drawing illustrating the intended scale and character of development in the SH-CN district is provided below.

[ADD CONCEPT DRAWING]

C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. In addition, residential uses are only permitted above the first floor in buildings containing nonresidential uses.

⁹³ As highlighted earlier, consolidates the SH-RO and SH-CN districts in the current regulations. Carries forward and consolidates Section 27-211.2.4 and 27-211.2.5 of the current LDC for the SH-RO and SH-CN districts. Subsections (A) through (C) in this subsection are new.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.4. SH-CN: Seminole Heights–Commercial Neighborhood

D. Intensity/Density, Form, and Dimensional Standards⁹⁴

Development in the SH-CN district shall comply with the standards in Table 3.8.4-A: SH-CN District Intensity/Density, Form, and Dimensional Standards, and Section 3.8.1C, Standards Applicable to All Seminole Heights Districts.

Table 3.8.4-A: SH-CN District Intensity/Density, Form, and Dimensional Standards		
Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan [1]
	Floor area ratio, max	In accordance with comprehensive plan
	Lot size, min	N/A ⁹⁵
	Lot width, min (ft)	50
	Build-to-zone min max (ft)	10 20 [2] ⁹⁶ [3]
	Street wall in build-to-zone, min (% of lot width)	50 [4]
A	Height, max (ft)	45 [5] ⁹⁷
Building Setbacks (ft)		
B	Front	In accordance with build-to-zone, above
D	Side, min	7 [6] [7] [8]
C	Corner, min max	7 15 [9] ⁹⁸
E	Rear, min	20

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

NOTES

- [1] Applicable to residential development and the residential component of mixed-use development.
- [2] Accessory buildings shall be set back behind the front façade or set back 60 feet from the front property line, whichever is greater.
- [3] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum street wall in the build-to zone standard.

⁹⁴ Carries forward and consolidates the tables in Sections 27-211.2.4(a) and (b), and Section 27-211.2.5(a) and (b) of the current LDC.

⁹⁵ As is the case with most of the base zoning districts, the lot area standard is deleted.

⁹⁶ The current LDC for the SH-RO district establishes a contextual BTL standard for the front setback, based on the setback of adjacent lots/buildings. This draft establishes a build-to-zone (BTZ) for the SH-CN district, with specific metrics that are based on the existing development fabric in the SH district. The BTZ allows for a small degree of flexibility.

⁹⁷ The current maximum height requirement is maintained at 45 feet. The maximum height requirement for accessory structures is simplified by establishing one maximum height standard for all accessory uses of 22.5 feet; It is the current standard for most all accessory uses.

⁹⁸ The current LDC for the SH-RO district establishes a contextual side setback standard (called a side BTL) for a principal building based on the side setback of adjacent lots/buildings. This draft establishes a BTZ for the corner lot side setback, and a minimum side setback standard for the side setback for an interior lot.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.4. SH-CN: Seminole Heights–Commercial Neighborhood

Table 3.8.4-A: SH-CN District Intensity/Density, Form, and Dimensional Standards

Standard	Value
[4]	The remaining width may be occupied by outdoor gathering spaces, civic plazas, walkways, landscaped areas, or stormwater management facilities that use low impact design techniques.
[5]	Maximum height for an accessory structure is 22.5 feet.
[6]	If the lot is nonconforming, the minimum side setback is five feet. ⁹⁹
[7]	Canopies, awnings, fireplaces, arcades, trellises, pergolas, and other architecturally integrated façade features and porte cocheres may be placed within three feet of the side lot line.
[8]	The minimum side setback for an accessory building is three feet. ¹⁰⁰
[9]	The street-side wall for a corner setback shall be 25 percent. The remaining width may be occupied by outdoor gathering spaces, civic plazas, walkways, landscaped areas, or stormwater management facilities that use low impact design techniques.

[ADD DRAWING]

E. Additional Development Standards

(1) Building and Site Design

- (a) Buildings shall be oriented toward and face the street. In the case of corner lots, the primary entrance shall face the street from which the building takes its address.
- (b) All new residential, nonresidential, and mixed use buildings shall use one of the residential building forms in Section 3.8.1C(1), Residential Building Forms, to ensure compatibility with existing residential character.¹⁰¹
- (c) To ensure buildings in the district maintain a scale and form that is compatible with the scale and character of development in adjacent residential neighborhoods, no individual building shall have a floorplate that exceeds 7,500 gross square feet in area or 150 feet in length.
- (d) Façades of all buildings shall incorporate wall offsets in the form of projections or recesses in the façade plane at least every 50 feet. Wall offsets shall have a minimum depth of two feet.

⁹⁹ This is a new provision; it is added since it is carried forward from the current code for the SH-MF district. The thinking is it should also apply in the SH-CN district.

¹⁰⁰ There are two provisions that are currently in the SH residential districts that can generally be applied to a number, if not all development in the City. For this reason, the provisions are deleted from the SH districts, and will be moved to sections in the LDC of more general applicability.

One provision, which is proposed to be moved to Article 7: Nonconformities, states..... accessory buildings that are demolished, destroyed, or removed for any reason that do not meet the current standards, but that were legally established and were considered nonconforming, may be rebuilt and/or replaced in the same footprint, as long as the building does not encroach on adjacent properties of different ownership, any public or private rights-of-way, or any easements.

The second provisions states...principal and accessory buildings shall be separated by at least five feet as measured from wall to wall of each building, and three feet eave to eave.

¹⁰¹ The SH-CN district requires that nonresidential uses use the building types required for residential uses in the SH-R district to ensure that the building types will better integrate with surrounding residential development.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.4. SH-CN: Seminole Heights–Commercial Neighborhood

- (e) Primary façade materials shall be continuous along the front façade.

(2) Screening

- (a) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations, except chimneys, shall be located on the rear elevations or otherwise be configured and screened, if necessary, so they cannot be seen from the street.
- (b) Mechanical equipment and elevators shall not occupy more than 20 percent of the roof area. If mechanical equipment is located at ground level, it shall be located in either a side setback that does not face a street or the back yard. Mechanical equipment shall be screened so it cannot be seen from the street.

(3) Accessory Dwelling Units¹⁰²

An accessory dwelling unit that is located within 10 feet of the boundary of the side lot line that is adjacent to an existing single family detached dwelling (on the adjacent lot) shall limit the windows on the side of the ADU facing the side lot line to six square feet in area.

F. Development Standards

Development in the SH-CN district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.8.4-B Cross References to Other Standards, to the extent the standards do not conflict with standards in this Section.

Table 3.8.4-B Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

¹⁰² New standard intended to enhance privacy when ADUs are adjacent to other residential uses.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

3.8.5 SH-C: Seminole Heights–Commercial¹⁰³

A. Purpose

- (1) The purpose of the SH-C: Seminole Heights-Commercial district, is to ensure the physical character of commercial development in the SH district is compatible with the development character of existing multifamily, moderate density residential, and lower density residential development in the district. This is achieved by ensuring:
 - (a) The development form of new and certain redeveloped commercial development, including, but not limited to, the building orientation, site layout, massing, height, other dimensions, and other spatial relationships, is compatible with the form and character of existing multifamily, moderate density residential, and lower density residential development in the SH district;
 - (b) A vibrant and active public realm is maintained or established (including, but not limited to, sidewalks, streets, alleys, sidewalks, and street lights); and
 - (c) Trees, wetlands, and natural resources are protected by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation, in accordance with the requirements of this LDC and other city regulations.
- (2) Allowed uses include a variety of household living uses, day cares, assemblies, educational uses, medical or dental clinics, kennels, eating establishments (including bakeries, food trucks, microbreweries, and restaurants), offices, event centers, indoor recreation facilities, retail uses, and minor vehicle repair uses.

B. Concept

A drawing illustrating the intended scale and character of development in the SH-C district is provided below.

[ADD CONCEPT DRAWING]

C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. In addition, residential development shall only be permitted above the first floor of a building that includes nonresidential uses.

D. Intensity/Density, Form, and Dimensional Standards

Development in the SH-C district shall comply with the standards in Table 3.8.5-A: SH-C District Intensity/Density, Form, and Dimensional Standards, and Section 3.8.1C, Standards Applicable to All Seminole Heights Districts.

¹⁰³ As highlighted earlier, consolidates the SH-CG and SH-Ci districts in the current regulations. Carries forward Sections 27-211.6. of the current LDC. Subsections (A) through (C) in this subsection are new and provide regulatory language consistent with the new LDC.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

Table 3.8.5-A: SH-C District Intensity/Density, Form, and Dimensional Standards

Standard		Value
	Lot Dimensions	All Uses
	Density, max	In accordance with comprehensive plan [1]
	Floor Area Ratio, max	In accordance with comprehensive plan
	Block length, min max (ft)	300 800 [2] ¹⁰⁴
	Lot width, min (ft)	N/A ¹⁰⁵
	Build-to-zone, min max (ft)	15 30 [3] [4] [5] ¹⁰⁶
	Street wall in build-to-zone (% of lot width)	50
A	Height, max (ft)	60 ¹⁰⁷
Building Setbacks, min (ft)		
B	Front	In accordance with build-to-zone, above
C	Side	N/A
D	Corner	N/A [6]
E	Rear	N/A

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

NOTES

- [1] Applicable to residential development and the residential component of mixed-use development.
- [2] Only applies if blocks are included as part of the development.
- [3] Accessory buildings shall be set back behind the front façade or set back 60 feet from the front property line, whichever is greater.¹⁰⁸
- [4] The maximum build-to-line in the build-to-zone is permitted to be extended up to 40 feet to accommodate outdoor dining facilities.¹⁰⁹
- [5] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum street wall in the build-to zone standard.
- [6] There shall be a street-side wall along 25 percent of the depth of the lot on the corner. The remaining width may be occupied by outdoor gathering spaces, civic plazas, walkways, landscaped areas, or stormwater management facilities that use low impact design techniques.

[ADD DRAWING]

¹⁰⁴ This is a new standard; it only applies with blocks are included in the development.

¹⁰⁵ As is the case with most of the base zoning districts, the lot area standard is deleted.

¹⁰⁶ The current LDC establishes a corner build-to-zone and a rear yard setback. We have proposed changes and have established a requirement for a street wall along the corner.

¹⁰⁷ This draft establishes a build-to-zone (BTZ) for the SH-CN district, with specific metrics that are based on the existing development fabric in the SH district. The BTZ allows for a small degree of flexibility.

¹⁰⁸ The current maximum height requirement is increased from 45 (SH-CG) and 66 (SH-CI) to 60 feet. The maximum height requirement for accessory structures is simplified by establishing one maximum height standard for all accessory uses of 22.5 feet; It is the current standard for most all accessory uses.

¹⁰⁹ This is a new standard for the SH-C district; it is applied in other SH districts. The thinking is it should also be applied in the SH-C district.

¹¹⁰ New standard to encourage outdoor dining.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

E. Additional Development Standards¹¹⁰

(1) Building and Site Design

- (a) Buildings shall be oriented towards the street with the primary entrance located along the front façade. When placed on a corner lot, the primary entrance to the building shall be oriented toward the street from which the building takes its address.
- (b) Façades of all buildings shall incorporate wall offsets in the form of projections or recesses in the façade plane at least every 50 feet. Wall offsets shall have a minimum depth of two feet.
- (c) A shopfront frontage is typically used for single- or mixed-use commercial or office frontage. Shopfronts shall comply with the following standards:
 - (1) The building façade/street wall shall be located within the build-to zone, in accordance with Table 3.8.5-B: Shopfront Frontage Standards.
 - (2) The façade may use an awning, shed roof, or gallery, limited to a structural canopy with no habitable building area above it, that covers the sidewalk. If an encroachment agreement is not permitted, the façade area(s) with overhangs, projections, or coverings shall be located within the setback area.
 - (3) Recessed entrances are acceptable.
 - (4) The shopfront shall meet all standards in Table 3.8.5-B: Shopfront Frontage Standards. See Figure 3.8.5-A: Illustration of Shopfront Frontage.

Table 3.8.5-B: Shopfront Frontage Standards		
Standard		Value
Required Elements		
A	Distance Between Openings, min max (ft)	10 30
B	Door Recess, max (ft)	[1]
C	Height to Bottom of Window, max (ft)	2
	Transparency, min (%)	70 [2]
Optional Elements		
D	Awning or Marquee Depth, min max (in)	4 10
D	Gallery Depth, min max (ft)	8 10
E	Awning, Marquee, or Gallery Height, min (ft)	14
Arcade		
	Arcade depth, min (ft)	10
	Arcade height, min	15

¹¹⁰To simplify the code and enhance development quality, frontage standards from the CBD district have been integrated into this district, except that separate arcade and garage frontages not been included. The intent is that the CBD and SH-C district will have consistent standards for ease of implementation. To the extent changes are made to the CBD districts in response to staff comments, it is intended that these standards will be updated similarly.

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

Table 3.8.5-B: Shopfront Frontage Standards

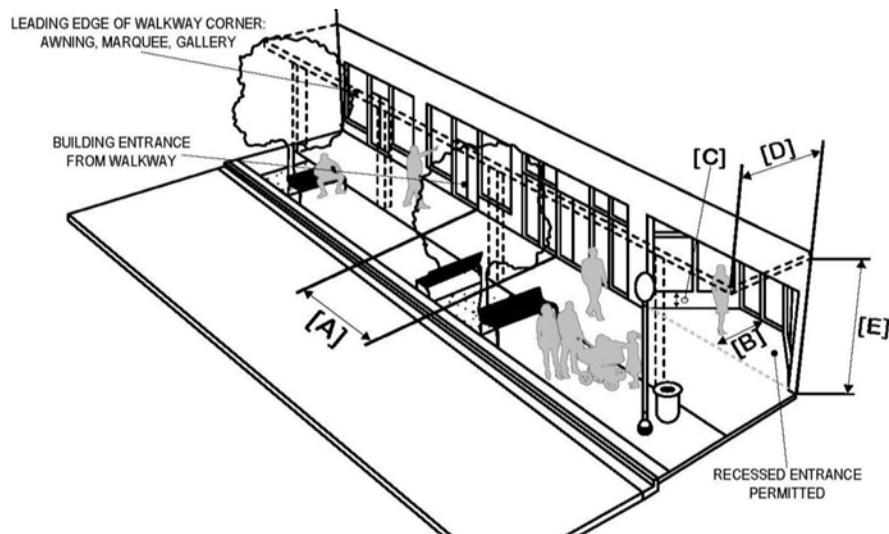
Standard		Value
Required Elements		
	Clear spacing between columns, min (ft)	10
	Clear column width, max (ft)	4

min = minimum max = maximum ft = feet in = inch

NOTES

- [1] Doors shall not be recessed more than 10 and one-third (1/3) of the total building length.
- [2] Transparency shall be measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade.

Figure 3.8.5-A: Illustration of Shopfront Frontage



- (d) A forecourt is a recessed courtyard with street-facing edges providing additional transparency. It is intended to be used for urban gathering uses, such as seating, outdoor dining, public art, gardens, formal entries, and similar uses. Forecourts shall comply with the following:
- (1) A forecourt frontage is appropriate for single or mixed-use commercial, office, or residential building frontages.
 - (2) An interior forecourt wall is recessed beyond the build-to zone to form an open-air court that is typically uncovered Table 3.8.5-C: Forecourt Frontage Standards.
 - (3) A seat wall may be placed at the edge of the public realm zone to define the forecourt space.
 - (4) The forecourt may be elevated behind a retaining wall at or near the front lot line with entry steps required to access the forecourt. However, an

Article 3: Zoning Districts

Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

ADA-accessible route is required to access the forecourt from the sidewalk.

- (5) Forecourts shall comply with Table 3.8.5-C: Forecourt Frontage Standards. See Figure 3.8.5-B: Illustration of Forecourt Frontage.

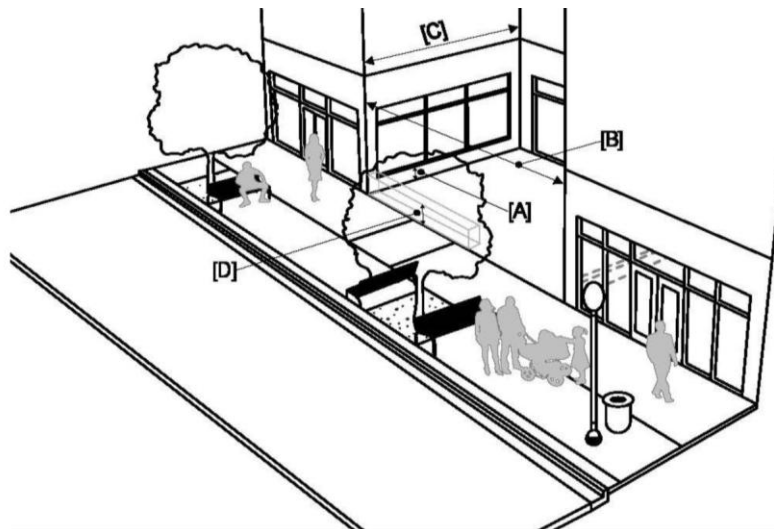
Table 3.8.5-C: Forecourt Frontage Standards		
Standard		Value
Required Elements		
A	Height to Bottom of Window, max (ft)	12
B	Clear Forecourt Width, min max (ft)	12 [1]
C	Clear Forecourt Depth, min max (ft)	12 15
	Transparency (street wall), min (%)	30 [2]
	Transparency (interior forecourt wall), min (%)	50 [2]
Optional Elements		
D	Seating Wall Height, min max (ft)	2 3

min = minimum max = maximum ft = feet

NOTES

- [1] The clear forecourt width shall not exceed one-third (1/3) of the building length.
- [2] Transparency shall be measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade.

Figure 3.8.5-B: Illustration of Forecourt Frontage



- (e) A stoop is an elevated entry placed close to the public realm zone with a small front yard. Stoops shall comply with the following:
- (1) A stoop is appropriate for single- or mixed-use office or residential frontages.

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3.8.5. SH-C: Seminole Heights–Commercial

- (2) The façade includes an elevated landing with stairs placed at or near the edge of the sidewalk. An ADA-accessible route is required to access any nonresidential uses.
- (3) A stoop may include a roof, awning, or other cover for weather protection.
- (4) Stoops shall comply with the standards in Table 3.8.5-D: Stoop Frontage Standards. See Figure 3.8.5-C: Illustration of Stoop Frontage.

Table 3.8.5-D: Stoop Frontage Standards

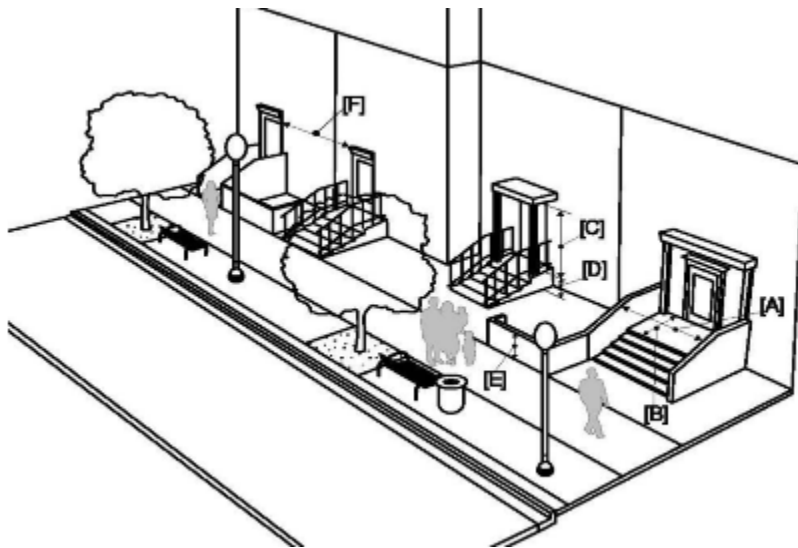
Standard		Value
Required Elements		
A	Clear Stoop Width, min max (ft)	6 12
B	Clear Stoop Landing Depth, min max (ft)	4 10
C	Stoop Height (clearance above landing), min (ft)	8
D	Stoop Height (landing elevation), min (ft)	1.5
E	Front Separator Wall Height, min max (ft)	2 4
	Distance between Openings/Stoops, min max (ft)	10 40
	Transparency, min (%)	30 [1]

min = minimum max = maximum ft = feet

NOTES

- [1] Transparency shall be measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade.

Figure 3.8.5-C: Illustration of Stoop Frontage



(2) Parking Garage Design

- (a) A garage frontage is appropriate for vehicle parking and shall include single- or mixed-use commercial, office, or residential uses at the street level that serve as a liner to the parking garage.

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Section 3.8. Seminole Heights Districts

3.8.5. SH-C: Seminole Heights–Commercial

- (b) Garages shall be incorporated with other frontages at the ground level with a shopfront, forecourt, or stoop frontage standards, in accordance with the standards in this section.

(3) Screening

- (a) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations, except chimneys, shall be located on the rear elevations or otherwise be configured and screened, if necessary, so it cannot be seen from the street.
- (b) Mechanical equipment and elevators shall not occupy more than 20 percent of the roof area. If mechanical equipment is located at ground level, it shall be located in either a side setback that does not face a street or the back yard. Mechanical equipment shall be screened so it cannot be seen from the street.

F. Development Standards

Development in the SH-C district shall comply with all applicable standards in this LDC, including, but not limited to, the standards referenced in Table 3.8.5-E Cross References to Other Standards, to the extent the standards do not conflict with standards in this section.

Table 3.8.5-E Cross References to Other Standards

Section 5.1	Access and Connectivity Standards	Section 5.8	Signs
Section 5.2	Off-Street Parking and Loading Standards	Section 5.9	Neighborhood Compatibility Standards
Section 5.3	Landscaping, Buffering, and Screening Standards	Section 5.10	Environmental Standards
Section 5.4	Tree Protection Standards	Section 5.11	Sustainable and Resilient Development Requirements
Section 5.5	Exterior Lighting Standards	Section 5.12	Sustainable and Resilient Development Incentives
Section 5.6	Fence and Wall Standards	Article 6	Subdivision Standards
Section 5.7	Form and Design Standards		

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.1. Purpose

Section 3.9. CBD: Central Business District¹¹¹

3.9.1 Purpose¹¹²

The purpose of the CBD: Central Business district (also commonly known and referred to as “Center City” or “Downtown”), is to create a vibrant, active, and pedestrian-friendly public realm that implements the comprehensive plan’s goals for the downtown area and that includes:

- A. The most intense/dense mixed-use development in the city;
- B. High quality development whose physical form properly relates to each other, the street, and the city’s goals for development in the district;
- C. Support for multiple modes of mobility; and
- D. A high-quality pedestrian-friendly environment with active uses facing the street.

3.9.2 Applicability¹¹³

- A. Development shall comply with the standards of this section, in accordance with the following:
 - (1) All new development and major renovation in the CBD district, and all special uses in the CBD district, shall comply with the CBD district standards and all other applicable requirements of this LDC and all other City regulations, except as provided in subsection (2) below.
 - (2) Development that consists of renovations of one or more existing buildings that are built to the right-of-way lines of adjacent streets and where no alterations to existing building footprints are proposed shall only be required to comply with public realm zone improvements, in accordance with Section 3.9.6, Public Realm Zone Standards, that are physically feasible within the existing, adjacent public realm zone.
- B. Design review, in accordance with Section 2.5.33, Design District Review, is required before a building permit is approved for any new development and major renovation in the district, including building additions, changes to surface parking, changes to fences, and any activities proposed within the public realm zone (see Section 3.9.6, Public Realm Zone Standards).
- C. Structures and properties designated in accordance with Section 2.5.7, Historic District Designation, that undergo major renovations shall also comply with the historic preservation standards and procedures in Section 2.5.16, Certificate of Appropriateness,

¹¹¹ As discussed in the LDC Assessment, this carries forward Article III, Division 2, Subdivision 3, of the current LDC, and consolidates CBD-1 and CBD-2, with significant restructuring and reorganization to improve clarity. No substantive changes are intended. The legal definition of the boundaries of the CBD are not carried forward here; instead, the boundaries will be identified on the Official Zoning Map. Because CBD-1 and CBD-2 are consolidated, references to the separate district is not carried forward. Section 27-181.7, referencing miscellaneous city ordinances, is also not carried forward. Uses will be consolidated with other uses in Article 4: Use Regulations.

¹¹² Updates the existing purpose statement to remove reference to Central City Plan.

¹¹³ Carries forward the “compliance” standards in Section 27-181.2 of the current LDC. The procedure for design district review will be relocated and carried forward in Section 2.5.33, Design District Review, including the allowance for design alternatives in Section 27-181.2.3(c)(3).

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.3. Development Incentives

Major, Section 2.5.17, Certificate of Appropriateness, Minor, Section 2.5.18, Certificate of Appropriateness for Relocation or Demolition, Historic District, and Section 2.5.19, Certificate of Appropriateness for Relocation or Demolition, Historic Properties, as applicable. To the extent there is conflict between the standards in this section and the historic preservation standards, the historic preservation standards shall control.

3.9.3 Development Incentives¹¹⁴

To support the rehabilitation, restoration, and redevelopment of designated historic properties, the use of transfer of development rights, in accordance with Section 2.5.34, Transfer of Development Rights (TDR), and the use of other City incentive programs, such as the historic ad valorem exemption program (Ord. 93-137, as amended by Ord. 97-4) is encouraged.

3.9.4 CBD Regulating Plan

A. Street Types¹¹⁵

The CBD Regulating Plan establishes three different street types. They are:

(1) Type A (Special Pedestrian) Street

A Type A (Special Pedestrian) street, which provides formal, axial connections between the river, special civic places, and the areas within the CBD district to surrounding urban areas and neighborhoods.¹¹⁶ On lands adjacent to a Type A street, building frontages shall support a high level of activity and streetscapes are required to have the highest level of design detail and include public amenities, such as enhanced lighting, street furniture, and specialized paving. In specific areas identified on the regulating plan, Type A streets may be elevated.

(2) Type B (Transit & Mobility Priority) Street

A Type B (Transit & Mobility Priority) street, which provides for increased multi-modal access to and through the CBD. On lands adjacent to a Type B street, building frontages shall support a moderate to high level of activity and streetscapes are required to have a moderate to high level of detail design with a mix of standard and enhanced public amenities.

(3) Type C (Standard Pedestrian & Surface) Street

A Type C (Standard Pedestrian & Surface) street, which is a local service street within the CBD street network. A Type C street serves adjacent buildings with primary vehicular and service access, loading areas, and typical “back of house” activities. Building frontages may support a low level of activity and standard pedestrian features are provided.

B. CBD Regulating Plan Map¹¹⁷

The CBD Regulating Plan is reproduced in Figure 3.9.4-A: CBD Regulating Plan.

¹¹⁴ Carries forward Section 27-181.1(d) of the current LDC.

¹¹⁵ Street type descriptions are adapted from Table 182.1 Public Realm Zone.

¹¹⁶ Changed from “urban villages” to “urban areas” to be more general.

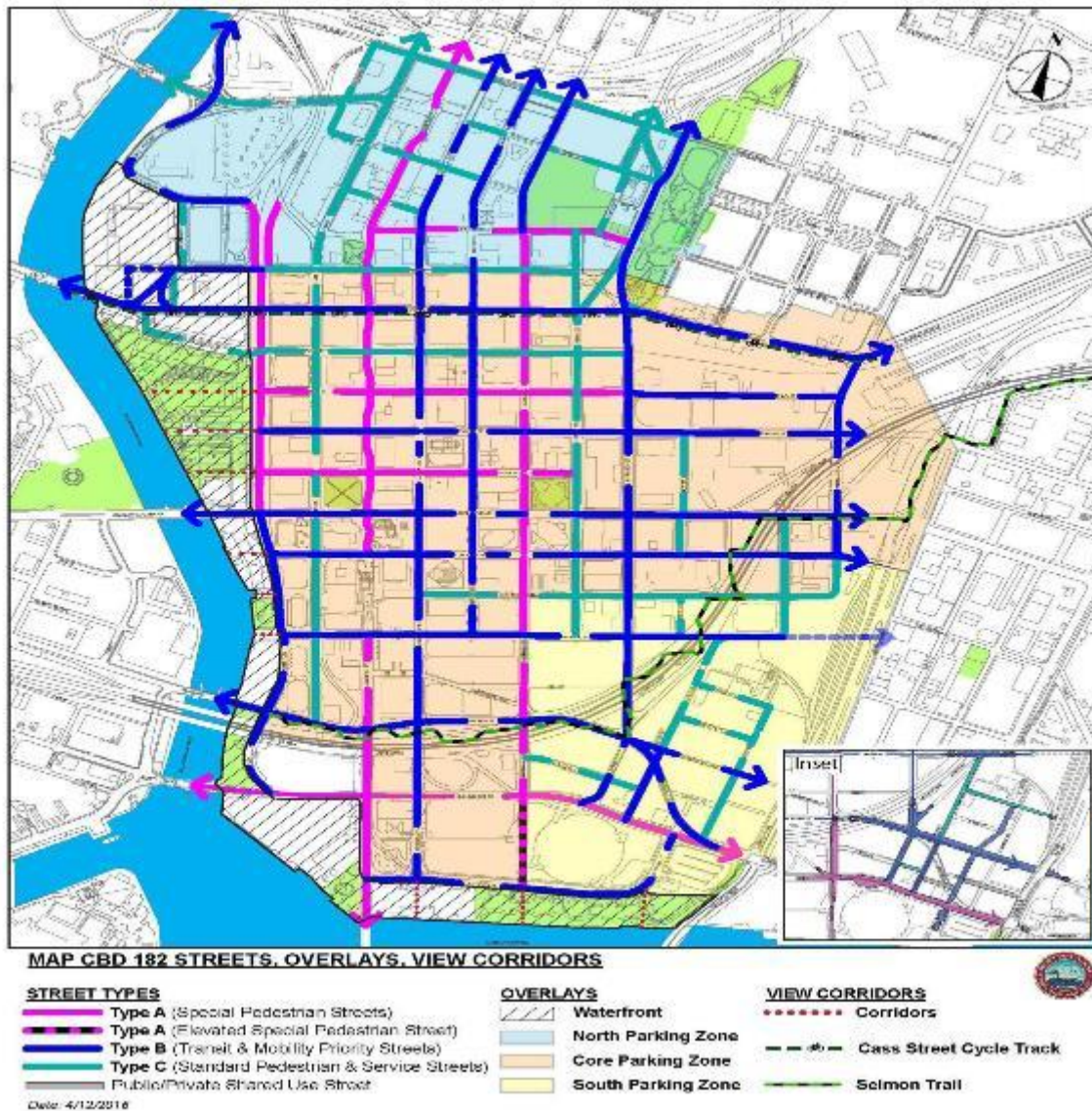
¹¹⁷ Carries forward Section 27-181.1 regarding the establishment of the CBD regulating plan.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.4. CBD Regulating Plan

Figure 3.9.4-A: CBD Regulating Plan



C. New Streets¹¹⁸

The block and street pattern in the CBD is intended to support an urban setting with small, walkable blocks and a human-scale network of interconnected streets. Any new street proposed as part of development in the CBD shall be consistent with the street network alignment, right-of-way width, and public frontage type indicated on Figure 3.9.4-A: CBD Regulating Plan along with connections to existing streets. Street alignments which vary from the CBD Regulating Plan alignment shall be approved in accordance with the procedures in Article 2: Administration.

¹¹⁸ Carries forward and simplifies Section 27-181.3 of the current LDC. Removes reference to “subdivision procedures” to reflect flexibility in modification of street standards.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.5. Site Standards

3.9.5 Site Standards

A. Dimensional Standards¹¹⁹

Development in the CBD shall comply with the dimensional standards in Table 3.9.5-A: CBD District Intensity and Dimensional Standards.

Table 3.9.5-A: CBD District Intensity and Dimensional Standards		
Standard		Value
	Height, max	[1]
	Build-to-zone, min max (ft)	0 6 [2]
Building Setbacks, Min. (ft)		
	Side Interior	0
	Rear	0
	Rear Alley	3
	Waterfront	23 [3]

min = minimum max = maximum ft = feet

NOTES

- [1] Structure heights shall be controlled by Airport Zoning Regulations and Airport Height Zoning Map as adopted and administered by the Hillsborough County Aviation Authority, in accordance with Ch. 333, Fla Stat., and Ch. 2022-252, Laws of Florida, as amended. A parapet wall may extend five feet above the principal or accessory building height.¹²⁰
- [2] The build-to-zone shall be measured from the edge of the public realm zone, established in accordance with Section 3.9.6, Public Realm Zone Standards.
- [3] Waterfront building setback shall be measured from the water's edge, as measured from the waterside face of the bulkhead.

B. Open Space Standards¹²¹

Ten percent of the lot shall be provided as open space, in accordance with the following:

- (1) At least 30 percent of the open space required to be provided shall be placed at grade as an area open to the sky, which may include arcades, canopies, or a similar permanent feature (with a minimum 15 feet vertical clearance from grade) to provide weather protection and unique architectural design while allowing the movement of light and air and maintaining commercial storefront visibility.
- (2) Open space may also be provided on the building podium that is open to the sky.

C. Building Street Wall Standards¹²²

All new development shall provide a street wall, in accordance with this section. The length of the street wall within the build-to-zone shall correspond to the assigned Street Type and Street Hierarchy, as outlined below:

¹¹⁹ Carries forward the standards in Table 183 (Section 27-183) of the current LDC.

¹²⁰ Staff and the consultant team will continue to evaluate whether these exceptions are needed.

¹²¹ Carries forward the standards in Table 183 (Section 27-183) of the current LDC. Since the term “public open space” is defined in Section 27-43 for purposes of its use only in the CBD the term is not separately defined. Instead, the definition of “public open space” in the current LDC is incorporated into the standard.

¹²² Carries forward and reorganizes standards in Table 183. Definitions of primary, secondary, and tertiary street types adapted from table note 8 in Table 183.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.6. Public Realm Zone Standards

(1) Street Type

The street type (Type A, B, or C, see Section 3.9.4A above) fronting the lot is identified on the CBD Regulating Plan map in Figure 3.9.4-A: CBD Regulating Plan.

(2) Street Hierarchy

The street hierarchy is assigned as either primary, secondary, or tertiary, based on the street's pedestrian orientation, public realm function, and relative importance.

(a) Type A: Primary Frontage

Type A: Primary Frontage is the most pedestrian-oriented street fronting a parcel. The primary frontage is typically a Type A street, or the most active frontage with the highest public realm quality. The primary frontage sets the highest standard for street wall presence, transparency, and activation.

(b) Type B: Secondary Frontage

Type B: Secondary Frontage is a supporting street frontage that is less prominent than the primary frontage, but still contributes to walkability and access. The secondary frontage is often a Type B street or a Type A street with less public activity.

(c) Type C: Tertiary Frontage

Type C: Tertiary Frontage is the least pedestrian-oriented street typically serving service functions, alleys, or lower-traffic streets. The tertiary frontage is typically a Type C street or other utility-focused frontage. Minimal building engagement is required along this frontage.

(3) Street Wall Standards

The minimum percentage of the street wall at the ground floor that is required to be located within the build-to zone is established in Table 3.9.5-B: Building Street Wall Standards.

Table 3.9.5-B: Building Street Wall Standards									
Street hierarchy	Primary Street			Secondary Street			Tertiary Street		
Street type	A	B	C	A	B	C	A	B	C
Building street wall within build-to zone, min (percentage)	85	60	50	75	50	25	n/a	30	20
<i>min = minimum</i>									

3.9.6 Public Realm Zone Standards¹²³

A. Purpose

The purpose of the public realm zone standards in the CBD is to enhance the pedestrian environment within the district and to support walking as the primary mode of

¹²³ Carries forward and reorganizes the standards in Tables 182.1, 182.1A, 182.1B, 182.1C, 182.1D. Many of the table notes are carried forward as standards in the main body of the LDC to enhance clarity. The graphics illustrating the

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.6. Public Realm Zone Standards

transportation within the district. The specific intent of the public zone standards is to enhance street level design that attracts pedestrian use and accentuates the Center City identity as Tampa's premiere district to live, learn, work, and play.

B. Public Realm Zone Elements

The public realm zone is divided into four sub-zones, each with a particular purpose and size based on its role in the overall pedestrian network. Standards for the public realm zone and each sub-zone and along each street type are established in Table 3.9.6-A: CBD Public Realm Zone Elements.

(1) Edge Zone

The edge zone provides for a transition between vehicular and pedestrian areas.

(2) Furnishing Zone

The furnishing zone is the portion of the public realm zone that contains street trees, utilities, street lights, benches, bus shelters, and other street furniture. The furnishing zone shall have street trees, in accordance with Section 3.9.6C(1), Street Trees.

(3) Pedestrian Zone

The pedestrian zone is the area dedicated to walking that is kept clear of obstructions.

(4) Frontage Zone

The frontage zone is the portion of the public realm zone immediately adjacent to buildings or other vertical development providing pedestrian clearance.

Table 3.9.6-A: CBD Public Realm Zone Elements

Element	Type A (Special Pedestrian) Street	Type B (Transit & Mobility Priority) Street	Type C (Standard Pedestrian & Service) Street
Public realm zone width, min (ft)	20	16	11
Edge Zone			
Width, min (ft)	2	1.33 (16 inches)	n/a
Vehicle access (driveway apron with flares) [1]	Prohibited [2]	Permitted	Permitted
Furnishing Zone			
Width, min (ft)	7	6	6
Street tree spacing (on center) (min max, ft.)	35 40	35 40	35 65 [3]
Tree bed (pit) (min max, ft)	7×7 7×16	6×6 6×20	35 65 [3]

placement of benches, lamps and poles, parking, and pavement markings in the edge and furnishing zones of the public real zone, in Tables 182.1A, 182.1B, and 182.1C, are not included in this draft. Staff and the consultant team will continue evaluating whether a graphic is needed here.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.6. Public Realm Zone Standards

Table 3.9.6-A: CBD Public Realm Zone Elements			
Element	Type A (Special Pedestrian) Street	Type B (Transit & Mobility Priority) Street	Type C (Standard Pedestrian & Service) Street
Tree grate/tree bed (pit) and curb (inside edge) (in)	n/a	16	n/a
Lamp and pole & bench spacing (min max, ft)	35 40	35 40	n/a
Pedestrian Zone			
Width, min (ft) [4]	7	5.8	5
Frontage Zone			
Width, min (ft)	2	2	n/a
Design Details			
Sidewalk pattern (width, ft)	20	2	n/a
Sidewalk pattern (type)	Saw cut	Staggered rectangles [3]	Standard brushed concrete
Sidewalk pattern (depth, ft)	16	3	n/a
Sidewalk pattern border (width, ft)	2	n/a	n/a

min = minimum max = maximum ft = feet sf = square feet

NOTES

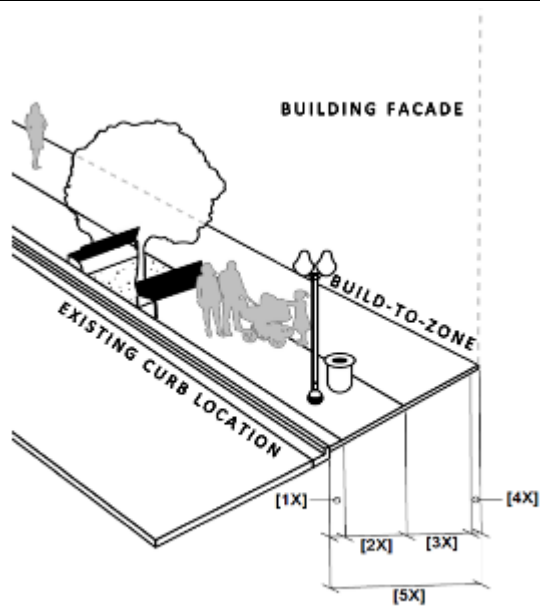
- [1] Three-eighths (3/8) inches in width by one-half (1/2) inch depth tooled “V” joint.
- [2] Refer to the City of Tampa Transportation Technical Manual. Vehicle access is prohibited from Type A Streets, unless all other vehicle access options are prohibited or the development has no other street frontage.
- [3] Placement and spacing is dependent on vehicular access locations.
- [4] If necessary, the required sidewalk may utilize any or all of the building setback area. An applicant may elect to either: (i) install the sidewalk and provide an easement to the City, (ii) dedicate the area to the City, if acceptable, or (ii) pay the applicable in-lieu fee, in accordance with Section 22-103 of the City Code.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.6. Public Realm Zone Standards

Table 3.9.6-A: CBD Public Realm Zone Elements

Element	Type A (Special Pedestrian) Street	Type B (Transit & Mobility Priority) Street	Type C (Standard Pedestrian & Service) Street
 The diagram illustrates a street cross-section with various public realm elements and dimensions. Key features include: BUILDING FACADE: The vertical wall of a building on the right side of the street. BUILD-TO-ZONE: A horizontal line indicating the required building setback from the street. EXISTING CURB LOCATION: A horizontal line indicating the current curb position. Dimensions: Indicated by brackets and labels: [1X] for the width of the sidewalk, [2X] for the width of the tree planting zone, [3X] for the width of the street, [4X] for the width of the building setback zone, and [5X] for the total width of the street and sidewalk. Elements: A tree is shown in the tree planting zone, and a person is shown walking on the sidewalk.			

C. Public Realm Zone Details and Specifications

(1) Street Trees¹²⁴

Street trees shall be planted, in accordance with the standards for the Furnishing Zone in the public realm zone in Table 3.9.6-A: CBD Public Realm Zone Elements, and shall comply with the city's technical standards.

(2) Lamps and Light Fixtures¹²⁵

Lamps and light fixtures shall comply with TECO Energy standards and the specifications in the TECO Outdoor Lighting Catalog.

(3) Street Furnishings

Street furnishings shall be provided and approved through design district review, in accordance with Section 2.5.33, Design District Review, and shall meet the minimum standards in Table 3.9.6-B: CBD Street Furnishing .

¹²⁴ At staff's request, detailed standards in the current LDC regarding depth of soil, tree grate specifications, and tree inspection after planting have been taken out of the draft and will be carried forward as technical standards maintained out of the LDC.

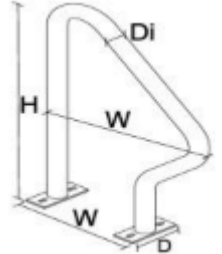
¹²⁵ At staff's request, replaced detailed specifications for outdoor light and pole standards with reference to TECO Energy standards.

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3.9.6. Public Realm Zone Standards

Table 3.9.6-B: CBD Street Furnishing Specifications

Manuf.	Model	Color	Street Type	Typical Dimensions	Typical Graphic
Bike rack					
Dero Bike Racks	Swerve Rack	Black	Required: A,B Permitted: C	34 ft h x 12 ft w (at base) 21.5 ft w (at bend) 1.9 in diameter bar	
Bench					
Landscape-forms	'Plainwell Bench'	Black Metal with Wood Exterior Finish	Required: A,B Permitted: C	Length: 60-72 in Depth: 24-30 in	
Trash receptacle					
Dumor, Inc	Receptacle 107-32-FTO (32 Gallon) with DM-Dome Top Lid	Black	Required in all	Height: 36 in (up to rim) Width: 32 in (at rim)	
Bollard					
Fairweather	B-3 (6 in) Removable Bollard	Black	Permitted in all	Height: 48 in (from grade) Diameter: 6 in (post)	

ft = feet in = inches

(4) General Standards

Brick pavers shall comply with all minimum local, state, and federal ADA standards.

Article 3: Zoning Districts

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3.9.7. Frontage Standards

3.9.7 Frontage Standards¹²⁶

A. General Frontage Standards

(1) Applicability

- (a) All new development shall comply with the frontage standards in this section based on the street type that applies to the development.
- (b) All frontages are permitted along all street types, except that a garage frontage is only permitted on street Type A if all other vehicle access options are prohibited or the development has no other street frontage.

(2) Encroachment

Awnings and architectural features may encroach into public right-of-way, in accordance with Section 3.1.5C, Encroachments into Right-of-Way.

(3) General Standards for All Frontage Types

All frontages shall comply with the following standards:

- (a) A street wall or an interior forecourt wall shall include at least one door opening to the primary street for each development.
- (b) Large expanses of opaque or blank walls are prohibited. A blank wall greater than 25 feet in length shall have a relief or protrusion of at least six inches in depth.
- (c) The street wall shall maintain:
 - (1) The distinction between the upper and lower levels of the building with treatments such as cornice lines, changes in material, color, or fenestration pattern; and
 - (2) The cornice line of adjacent existing buildings, where applicable, to continue the definition of the public realm.
- (d) The frontage shall protect the integrity of the existing street grid by prohibiting connections that promote a continuous level of commercial uses above grade. This requirement shall not discourage tenant-serving commercial on any level of a building, so long as commercial development is additionally placed at street level.¹²⁷

(4) General Standards for Frontages in the Waterfront Overlay¹²⁸

On frontages within the Waterfront Overlay, a public entrance shall be oriented towards or placed on the Riverwalk. Rooftop mechanical equipment shall be

¹²⁶ Carries forward and thoroughly reorganizes the separate standards for each of the permitted frontages in Tables 183.1A, 183.1B, Table 183.1C, 183.1D, and 183.1E. Where standards are repeated in the tables, they are consolidated in the sections “General Standards for All Frontage Types” and “General Standards for Frontages in the Waterfront Overlay.” Existing graphics are carried forward and may be updated in later drafts. Reference to encroachment allowance is new

¹²⁷ Updates existing standard to clarify upper-level tenant-serving commercial development is permitted as long as there is also commercial uses on the street level

¹²⁸ Removes sentence from current LDC, at staff’s request, that was deemed to be vague and unnecessary given build-out along the Waterfront Overlay: “To present an attractive roof-top/roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.”

Article 3: Zoning Districts

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3.9.7. Frontage Standards

screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture.

B. Specific Frontage Standards

(1) Shopfront Frontage Standards

- (a) A shopfront frontage is typically used for single- or mixed-use commercial or office frontage. It is the preferred frontage type along a Type A street and permitted along a Type B or Type C street.
- (b) The street wall shall be located within the build-to zone, in accordance with Table 3.9.5-B: Building Street Wall Standards.
- (c) The façade may include an awning, shed roof, or gallery (structural canopy with no habitable building area above it) that covers the sidewalk.
- (d) Recessed entrances are acceptable.
- (e) Shopfront frontages shall comply with the standards in Table 3.9.7-A: Shopfront Frontage Standards.

Table 3.9.7-A: Shopfront Frontage Standards		
Standard		Value
Required Elements		
A	Distance between door openings, min max (ft)	10 30
B	Door recess, max (ft)	10
C	Height to bottom of window, max (ft)	2
	Transparency, min [1]	70%
Optional Elements		
D	Awning or marquee depth, min max (in)	4 10
D	Clear gallery depth, min max (ft)	8 10
E	Clear awning, marquee, gallery height, min (ft)	14

min = minimum max = maximum ft = feet in = inches

NOTES

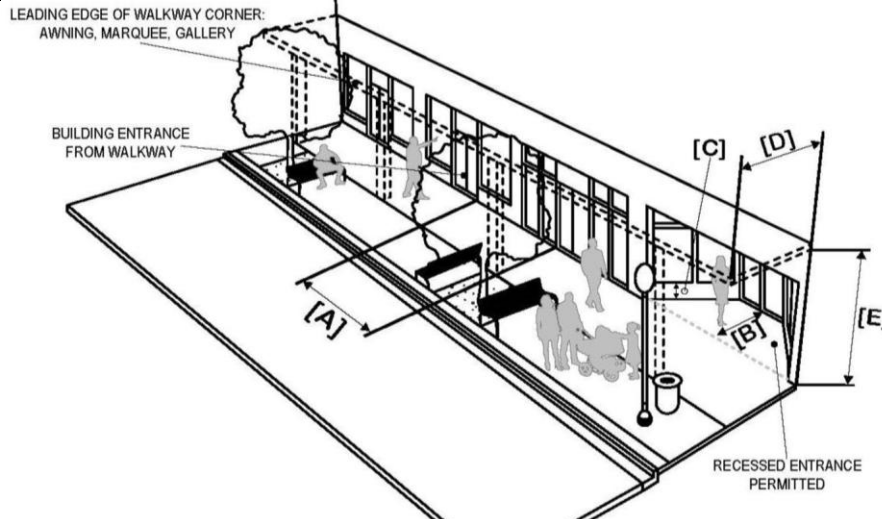
- [1] Transparency measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade

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3.9.7. Frontage Standards

Table 3.9.7-A: Shopfront Frontage Standards

Standard	Value
Required Elements	
 The diagram illustrates a shopfront facade with various elements and measurements labeled: [A] is the distance between door openings; [B] is the door recess; [C] is the height to the bottom of the window; [D] is the clear arcade depth; [E] is the clear arcade height. Other labels include 'LEADING EDGE OF WALKWAY CORNER: AWNING, MARQUEE, GALLERY', 'BUILDING ENTRANCE FROM WALKWAY', and 'RECESSED ENTRANCE PERMITTED'.	

(2) Arcade Frontage Standards

- (a) An arcade frontage is a shopfront façade with an attached colonnade with habitable building space above placed adjacent to the right-of-way. It is appropriate for single- or mixed-use commercial or office frontages. It is a preferred frontage type along a Type A street and permitted along a Type B or Type C street.
- (b) The street wall shall be located within the build-to zone, in accordance with Table 3.9.5-B: Building Street Wall Standards.
- (c) Arcade frontages shall comply with the standards in Table 3.9.7-B.

Table 3.9.7-B: Arcade Frontage Standards

Standard	Value
Required Elements	
A	Distance between door openings, min max (ft)
B	Door recess, max (ft)
C	Height to bottom of window, max (ft)
D	Clear arcade depth, min (ft)
E	Clear arcade height, min (ft)
F	Clear spacing between columns, min (ft)
G	Clear column width, max (ft)
	Transparency, min [1]
	70%

min = minimum max = maximum ft = feet

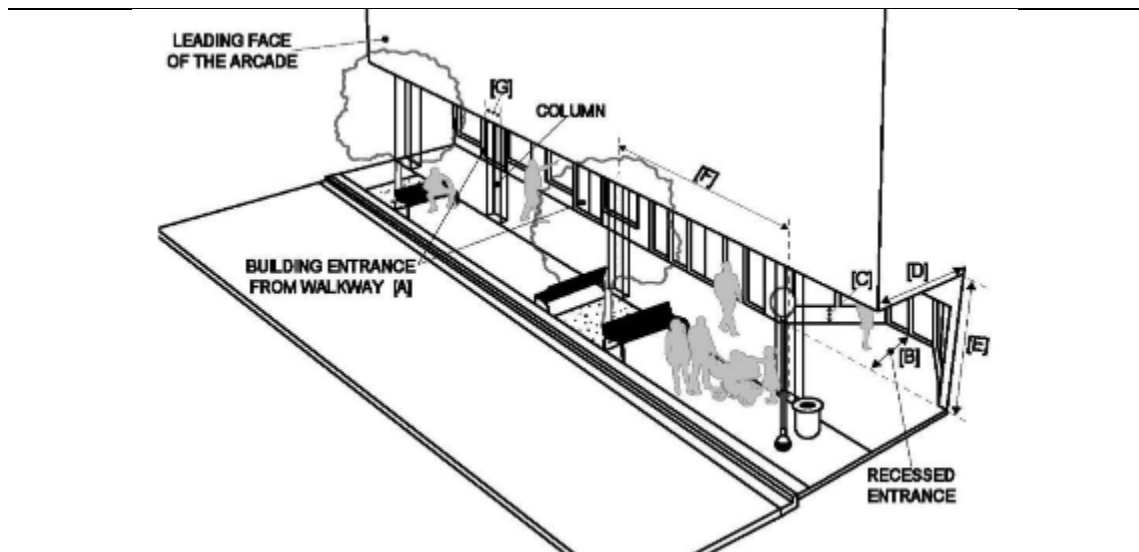
NOTES

- [1] Transparency measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.7. Frontage Standards



(3) Forecourt Frontage Standards

- (a) A forecourt is a recessed courtyard with street-facing edges providing additional transparency. It is intended to be used for urban gathering uses, such as seating, outdoor dining, public art, gardens, formal entries, and similar uses. A forecourt frontage is appropriate for single- or mixed-use commercial, office, or residential frontage. It is a preferred frontage type along a Type A and Type B street and permitted along a Type C street.
- (b) In a forecourt frontage, the street wall shall be located within the build-to zone, in accordance with Table 3.9.5-B: Building Street Wall Standards. An interior forecourt wall is recessed beyond the build-to zone to form an open-air court that is typically uncovered. The forecourt space is considered to be frontage for purposes of Table 3.9.5-B.
- (c) A seat wall may be placed at the edge of the public realm zone to define the forecourt space.
- (d) The forecourt may be elevated behind a retaining wall at or near the front lot line with entry steps required to access the forecourt. However, an ADA-accessible route is required to access the forecourt from the public realm zone.
- (e) Forecourt frontages shall comply with the standards in Table 3.9.7-C: Forecourt Frontage Standards.

Table 3.9.7-C: Forecourt Frontage Standards

Standard		Value
Required Elements		
A	Height to bottom of window, max (ft)	12
B	Clear forecourt width, min max (ft)	12 1/3 of building length
C	Clear forecourt depth, min max (ft)	12 15
D	Seating wall height, min max (ft)	2 3
	Transparency, street wall, min	30%

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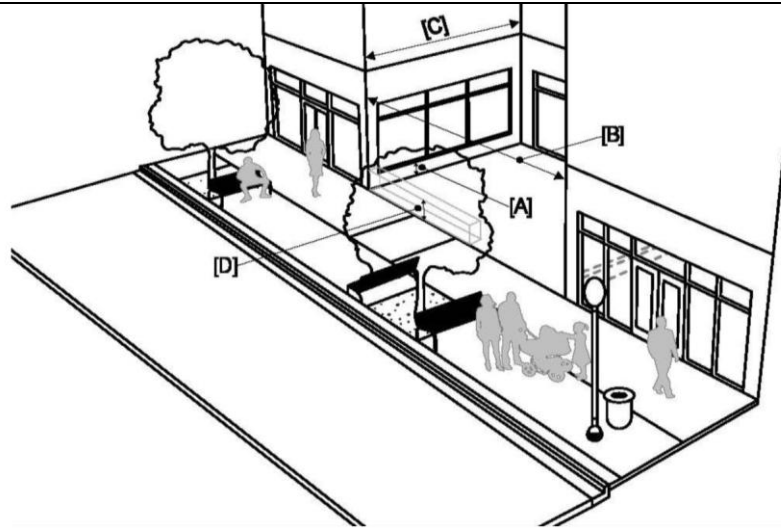
3.9.7. Frontage Standards

Transparency, interior forecourt wall, min [1]	50%

min = minimum max = maximum ft = feet

NOTES

- [1] Transparency measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade



(4) Stoop Frontage Standards

- (a) A stoop is an elevated entry placed close to the public realm zone with a small front yard. A stoop frontage is appropriate for single- or mixed-use office or residential frontage. It is a preferred frontage type along a Type A street and permitted along a Type B or Type C street.
- (b) The façade includes an elevated landing with stairs placed at or near the edge of the sidewalk. However, an ADA-accessible route is required to access any nonresidential uses.
- (c) A stoop may include a roof, awning, or other cover for weather protection.
- (d) Stoop frontages shall comply with the standards in Table 3.9.7-D: Stoop Frontage Standards.

Table 3.9.7-D: Stoop Frontage Standards

Standard		Value
Required Elements		
A	Clear stoop width, min max (ft)	6 12
B	Clear stoop landing depth, min max (ft)	4 10
C	Stoop height (clearance about landing), min (ft)	8
D	Stoop landing elevation, min (ft)	1.5
E	Front separator wall height, min max (ft)	2 4
	Distance between openings/stoops, min max (ft)	10 40
	Transparency, min [1] ¹²⁹	30%

¹²⁹ Carried forward, but a transparency requirement may not be necessary for a stoop frontage.

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3.9.7. Frontage Standards

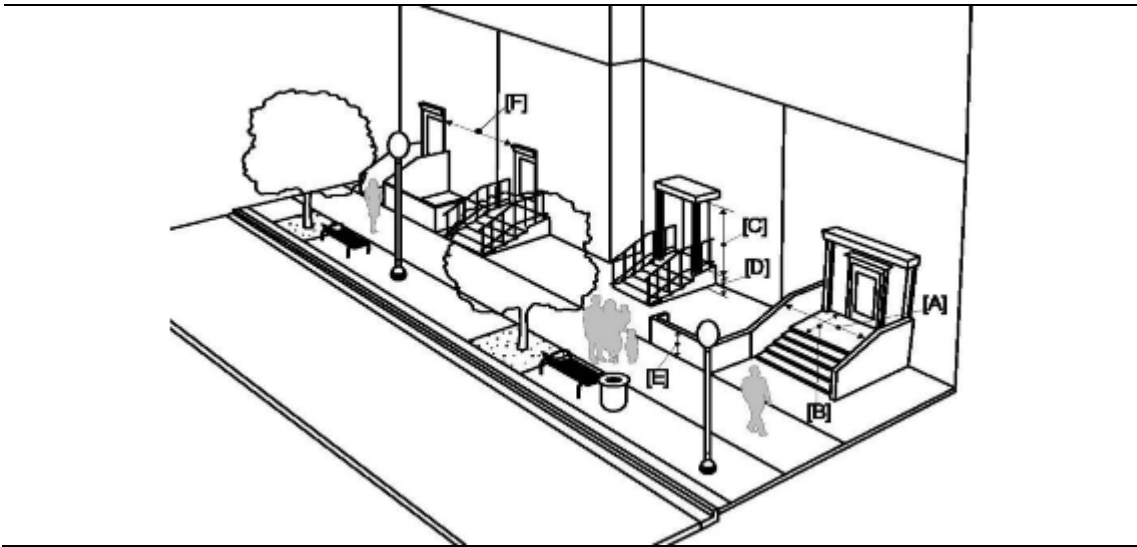
Table 3.9.7-D: Stoop Frontage Standards

Standard	Value
Required Elements	

min = minimum max = maximum ft = feet

NOTES

- [1] Transparency measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade



(5) Garage Frontage Standards

- A garage frontage is appropriate for vehicle parking and shall include single- or mixed-use commercial, office, or residential uses at the street level that serve as a “liner” to the parking garage.
- A garage shall be incorporated with other frontages at the ground level, in accordance with the following:
 - Along a Type B or Type C street, the garage frontage may be incorporated with a shopfront, arcade, forecourt, or stoop frontage.
 - Along a Type A street, the garage frontage may be incorporated with a shopfront or arcade frontage only.
 - A garage frontage may not be used in the Waterfront Overlay.
- The garage frontage shall be architecturally integrated with the principal structure if serving a separate parking structure.
- Garage frontages shall comply with the standards in Table 3.9.7-E: CBD Garage Frontage Standards.

Table 3.9.7-E: CBD Garage Frontage Standards

Standard	Value
Required Elements	
A Active space depth, min (ft)	25

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3.9.8. Additional Standards

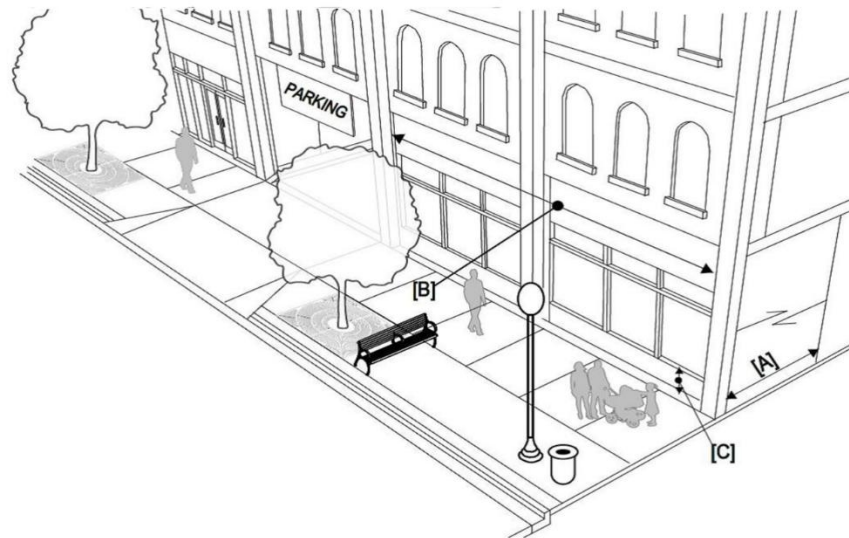
Table 3.9.7-E: CBD Garage Frontage Standards

Standard		Value
Required Elements		
B	Active space width, min (ft)	One-half of building length
C	Height to bottom of window, max (ft)	2
	Transparency, min [1]	70%

min = minimum *max* = maximum *ft* = feet

NOTES

- [1] Transparency measured horizontally from edge to edge of wall plane and vertically between two and 15 feet above finished grade, but not including any area of the frontage used for garage access.



3.9.8 Additional Standards

A. Off-Street Parking and Fence Zone Areas

Three off-street parking and fence zone areas are established, as depicted on Figure 3.9.8-A: Off-Street Parking and Fence Zone Map:

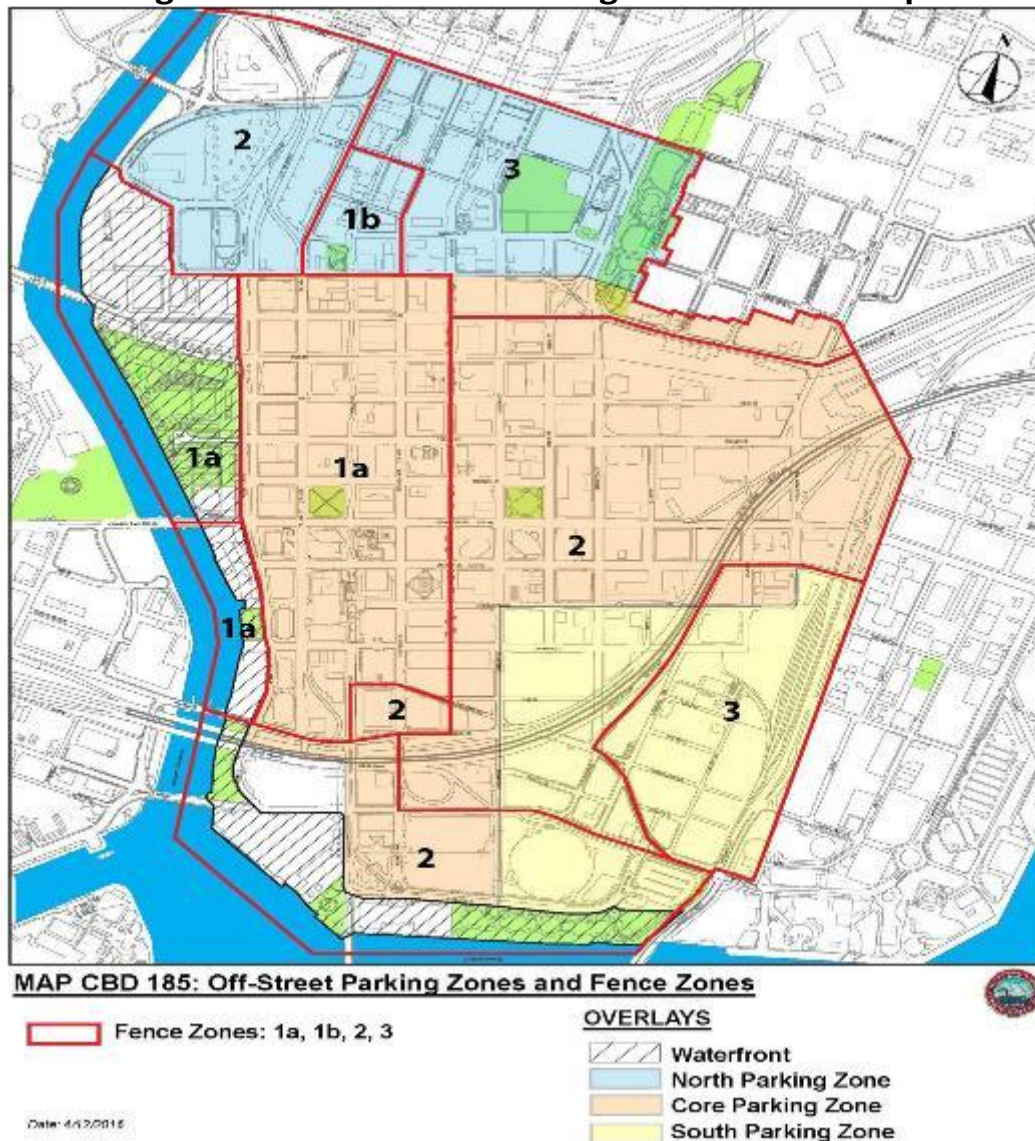
- (1) Core Parking;
- (2) North Parking; and
- (3) South Parking.

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3.9.8. Additional Standards

Figure 3.9.8-A: Off-Street Parking and Fence Zone Map



B. Off-Street Parking Standards¹³⁰

All off-street surface parking lots within the CBD shall comply with the standards in this section.

(1) Applicability

- (a) All new construction, change of use, or major renovation of a development shall comply with the off-street parking standards of this subsection.

¹³⁰ Carries forward and clarifies Sections 27-185 through 27-185.2 of the current LDC. Parking design/layout standards in Table 185 will be consolidated with the general off-street parking design standards in Section 5.2, Off-Street Parking and Loading Standards. Graphics will be incorporated in updated later drafts.

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3.9.8. Additional Standards

- (b) An existing, legally established, permanent surface parking lot on *[insert effective date of this LDC]* that is paved with asphalt shall not be required to comply with the standards of this section, until a change of use, major renovation, or new construction of the surface parking lot occurs.

(2) General Off-Street Parking Standards

- (a) All surface parking lots in the North and South parking zones that serve as accessory parking to a development shall adhere to the Core parking zone design standards and the applicable public realm zone requirements for the adjacent street types.
- (b) All tree and landscape planting (including irrigation systems), preservation/ protection, and removal shall comply with the standards in Section 5.4, Tree Protection Standards, Section 5.10, Environmental Standards, and the Tree and Landscape Technical Manual.
- (c) If physical constraints make it impractical to plant trees on private property, required trees may be planted within the public right-of-way immediately adjacent to the subject property, provided they are planted in accordance with the standards in the City Tree and Landscape Technical Manual and the landowner executes a streetscape maintenance agreement, in accordance with Section 3.9.10, Public Realm Maintenance.
- (d) Parking structures shall not be accessed from the Waterfront Overlay.

(3) Parking Lot Design Standards

All off-street parking lots shall comply with the following parking lot design standards:

(a) Perimeter Landscaping

- (1) The perimeter of a parking lot in the Core parking zone shall include a landscape buffer three feet in width planted with minimum three-gallon shrubs two feet in height with an 18-inch spread, planted on average three feet on center, with a minimum one-gallon ground cover, placed 15 inches on center.
- (2) The perimeter of a parking lot in the North or South parking zones shall include one of the following landscaped buffers:
 - (A) A landscaped buffer three feet in width planted with minimum three-gallon shrubs two feet in height with an 18-inch spread, planted on average three feet on center with minimum one gallon ground cover, placed 15 inches on center; or
 - (B) A landscaped buffer 18 inches in width planted with minimum one-gallon ground cover placed 15 inches on center with a fence, in accordance with the standards in Section 3.9.8C, Fence Standards, that is planted with vines every 10 feet on center.

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3.9.8. Additional Standards

(b) Interior Landscaping

The interior of a parking lot shall contain landscaped islands at least eight feet in length and eight feet in width spaced at minimum intervals of 48 feet on center. Each landscaped island shall include the following planting materials:

- (1) One tree with minimum four inches caliper;
- (2) Minimum three-gallon shrubs that are 24 inches in height with an 18-inch spread that are placed three feet on center;
- (3) Minimum one-gallon ground cover placed 15 inches on center; and
- (4) In the North and South Parking zones, bollards shall be placed on either side of the island adjacent to parking spaces. Bollards shall comply with the bollard standards in Table 3.9.6-B: CBD Street Furnishing .

(c) Lighting

- (1) Within the Core parking zone, lighting shall be provided with a minimum illumination of three horizontal footcandles on pavement and 0.3 vertical footcandles at five feet above ground.
- (2) No illumination is required for parking lots within the North or South parking zones. However, if illumination is provided, it shall comply with the standards in subsection (1) above.

(d) Pedestrian Connections

- (1) Pedestrian access from parking lots to public sidewalks shall be paved and shall be ADA accessible.
- (2) In the North and South parking zones, pedestrian accessways into the parking lot shall be spaced no more than 100 linear feet along the public sidewalk. In the Core parking zone, pedestrian accessways at least five feet in width shall be placed on a diagonal through the perimeter landscaped area on each corner of the parking lot to the public sidewalk.

(e) Signs

Parking lot signs shall be legible and neat in appearance and shall not be handwritten or hand marked. Signs shall comply with the standards in Table 3.9.8-A: CBD Parking Lot Sign Standards.

Table 3.9.8-A: CBD Parking Lot Sign Standards

Standard	Value
Dimensional standards	
Setback, min (ft)	0 [1]
Height, min (ft)	10
Copy area, max (sf)	24
Text standards	
Cost of parking text height (if applicable), min (in)	6
Name and contact information text height, min (in)	3
Physical address of parking lot text height, min (in)	4

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3.9.8. Additional Standards

Table 3.9.8-A: CBD Parking Lot Sign Standards

Standard	Value

min = minimum max = maximum ft = feet sf = square feet

NOTES

[1] Sign setback shall be increased, as needed, to comply with sight triangle requirements.

(4) Alternative Compliance¹³¹

In-lieu of providing the minimum amount of off-street vehicular parking, in accordance with the standards in this section and Section 5.2, Off-Street Parking and Loading Standards, an applicant may comply with the following alternative standards:

(a) Public Realm Improvement

- (1) The applicant may design and install parking facilities within the public realm that are available for public use. Parking may be provided within the public right-of-way or on private property, provided that the parking is made available to the general public either for free or for a charge. All parking shall comply with the dimensional and other standards of this section and Section 5.2, Off-Street Parking and Loading Standards.
- (2) Parking provided in accordance with this section shall offset the minimum amount of off-street vehicular parking on a one-to-one basis.

(b) In-Lieu Parking Payment¹³²

An applicant may make a payment to the CBD parking revenue trust fund, established in Chapter 15 of the City Code, in accordance with the following:

(1) Calculation of In-Lieu Payment Amount¹³³

The in-lieu payment required for each parking space is based on the average cost of the land in the CBD for a single standard parking space (144 square feet in area) and shall be calculated using the following methodology:

- (A) First, calculate the **Total Average Assessed Value per Square Foot of Land in the CBD** by dividing the total assessed value of all land in the CBD (according to the current records of the Hillsborough County Property Appraiser) by the total land area (in square feet) of all land in the CBD.

¹³¹ Carries forward the standards in Section 27-185.2 of the current LDC. Some of the provisions in this section may be consolidated with the general off-street parking standards in Section 5.2, Off-Street Parking and Loading Standards. The option for a parking demand study to reduce required parking will be carried forward in Section 5.2.

¹³² Reduction of the parking in-lieu fee has not been carried forward in this draft.

¹³³ The methodology mentioned in Section 27-185.2(a)(3)b2 was not carried forward, as there is no accompanying formula.

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- (B) Second, calculate the **In-Lieu Rate** by multiplying the Total Average Assessed Value per Square Foot of Land in the CBD by the size of one single standard parking space—144 square feet.
- (C) Third, calculate the **In-Lieu Payment Amount** by multiplying the **In-Lieu Rate** by the number of off-street parking spaces for which an in-lieu payment will be made.

(2) Parking Space Credit Conditions and Rights

The making of an in-lieu payment provides the applicant with parking space credit that may be used to offset the number of off-street parking spaces for which the in-lieu payment is made. The parking spaces credit is subject to the following conditions:

- (A) Parking space credit may be transferred only with the property that is legally identified on the parking space credit form. A restrictive covenant, in a form and with conditions approved by the City Attorney, shall be recorded with the clerk of the Hillsborough County Circuit Court.
- (B) Parking space credit shall run with the land, regardless of change in use or redevelopment.
- (C) Parking space credit may not be transferred to meet off-street parking requirements on any other property.
- (D) It is the landowner's responsibility to maintain a copy of the parking space credit and to provide the copy with the permit application whenever a new renovation, rehabilitation, building improvement, or new construction is planned for the site.
- (E) No money shall be refunded by the City for parking space credit.

C. Fence Standards¹³⁴

(1) Applicability

- (a) The standards of this section apply to all fences constructed in the CBD district, based on the applicable Off-Street Parking and Fence Zone in which the fence is located. See Figure 3.9.8-A: Off-Street Parking and Fence Zone Map.
- (b) Fencing material may be upgraded with approval of the Development Coordination Manager.

(2) General Standards

- (a) Only ornamental and vinyl chain link fences are permitted. They shall comply with the following:
 - (1) Ornamental fencing shall be a model produced by a manufacturer on the City Approved List of Ornamental Fence Manufacturers, which is on file with the City, or an equivalent style of fence approved by the Development Coordination Manager.

¹³⁴ Carries forward and reorganizes the standards in Section 27-185.3 and Table 185.3 of the current LDC.

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- (2) Any vinyl chain link fencing shall be colored black and have a top rail.
- (b) The maximum fence height is four feet, except as otherwise provided in this section.
- (c) Where a fence is required to be screened, in accordance with this section, the fence shall be set back from the property line by a landscaping buffer at least three feet in width. The landscape buffer shall be planted with shrubs three feet on center that are approved by the Development Coordination Manager.

(3) Zone 1A Standards

In Zone 1A, the following standards apply:

- (a) No fence is permitted adjacent to developed property.
- (b) A screened ornamental fence is permitted adjacent to unimproved property.

(4) Zone 1B Standards

In Zone 1B, an ornamental fence is permitted adjacent to all property. The maximum height may exceed six feet if the Development Coordination Manager determines that the additional height is necessary.¹³⁵

(5) Zone 2 Standards

In Zone 2, the following standards apply:

- (a) A screened vinyl chain link fence and ornamental fence is permitted adjacent to all property.
- (b) An unscreened ornamental fence is permitted adjacent to all property and a vinyl chain link fence is permitted adjacent to unimproved property.
- (c) The maximum height of an unscreened ornamental fence adjacent to improved property may exceed six feet if the Development Coordination Manager determines that the additional height is necessary.

(6) Zone 3 Standards

In Zone 3, a screened or unscreened vinyl chain link fence is permitted adjacent to all property. The maximum height of a vinyl chain link fence next to unimproved property may exceed six feet if the Development Coordination Manager determines that the additional height is necessary to address safety or security concerns on the site.

D. Sign Standards¹³⁶

Signs shall comply with the standards in Section 5.8, Signs, and the following:

¹³⁵ Staff and the consultant team will continue evaluating the best method to for requests for fences exceeding six feet in height.

¹³⁶ Carries forward Table 183.1 with reorganization and clarification. In particular the reference to building categories 1-S through 5-S was not carried forward because it made the standards more complex and did not appear to be necessary. Example of how to apply standards was relocated and reformatted. It is suggested that, due to the complexity of the standards, a straightforward example is helpful.

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3.9.8. Additional Standards

(1) Maximum Building Sign Copy Area

The maximum permitted copy area of signs on buildings, including building signs in subsection (2) below and projecting signs in subsection (3) below, is established in Table 3.9.8-B: CBD Sign Copy Area, in accordance with the following:

- (a) Signs may only be placed on the face of the first floor of the building and the face of the highest floor of the building.
- (b) The total amount of sign area is calculated separately for the first floor and the face of the highest floor, but sign area not used on the first floor may be assigned to the sign area permitted for the face of the highest floor.

Table 3.9.8-B: CBD Sign Copy Area	
Building Area and Height	Sign Copy Area per Linear Foot of Building Width
Copy area permitted on first floor building face	
All buildings	2 sf
Copy area permitted on highest floor building face	
Buildings 5 stories or less in height	1.25 sf
Buildings with between 6 and 15 stories in height	2 sf
Buildings with between 16 and 30 floors in height	3 sf
Buildings with 31 stories or more in height	4 sf

sf = square feet

Example: For example, a 17-story building that is 100 feet wide would have 200 square feet of copy area (2 square feet per linear foot of building width) to use for signs on the first floor and 300 square feet (3 square feet of copy area per linear foot of building width) to use for signs only on the face of the 17th floor. If only 150 square feet of copy area is used for signs on the first floor, up to 350 square feet may be used for signs on the 17th floor.

(2) Building Sign Standards

- (a) Each establishment with a main door entrance, which faces a public street in a building with multiple occupants, shall be permitted the following:
 - (1) One building sign for each side of the establishment which faces a public street;
 - (2) One marquee or canopy sign, in-lieu of a permitted building sign;¹³⁷
 - (3) One awning sign per awning; and
 - (4) One hanging awning/canopy sign or projecting sign per establishment frontage.
- (b) Signs on a lot with multiple occupants may be uniquely designed for each tenant.

(3) Projecting Signs

Projecting signs are permitted, in accordance with the following standards:

¹³⁷ We have omitted text in the current LDC following “One (1) marquee or canopy sign” which states “as set forth in subsection (b)(7) below”, as there is no subsection (b)(7).

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.8. Additional Standards

- (a) A projecting sign shall not project more than four feet from the building wall to which the projecting sign is attached.
- (b) A projecting sign shall not be located above the roofline of the building.
- (c) A projecting sign's supporting hardware, unless incorporated as a decorative component of the sign, shall not be visible from the street or sidewalk.
- (d) A projecting sign shall not violate the public space encroachment limitations specified in this LDC or other sections of the City Code.
- (e) A projecting sign shall not be erected closer than ten feet from another projecting or marquee sign on the same building frontage.
- (f) Projecting signs that are permitted in this LDC to encroach into public or private rights-of-way shall be elevated at least:
 - (1) Eight feet over any pedestrian way (such as a sidewalk)¹³⁸; and
 - (2) Sixteen (16) feet over any street.

E. Public Art Standards¹³⁹

(1) Purpose

The purpose of the public art standards is to:

- (a) Increase the presence of art in the CBD visible to the general public;
- (b) Ensure that art can be enjoyed by the general public; and,
- (c) Support the promotion of the CBD as the cultural center of the region.

(2) Required Public Art Funds¹⁴⁰

New construction shall make a payment in the amount of 0.75 percent of the total development cost for a project up to a maximum of \$200,000 to the public art fund. Payment shall be made before a certificate of occupancy shall be issued.

(3) Creation of Public Art Fund

A public art fund shall be created and shall consist of all payments for public art requirements within the CBD. The public art fund shall be used solely for the selection, acquisition, installation, maintenance, and insurance of public art to be displayed on public property in the Center City, unless otherwise agreed by mutual agreement of a private property owner and the city to be placed on private property. See also Chapter 4, Public Art, of the City Code.

¹³⁸ Reduced from nine feet for consistency with other regulations in the LDC.

¹³⁹ Carries forward public art requirements in Section 27-181.4 and the public art standards in Table 183 (in Section 27-183) of the current LDC.

¹⁴⁰ Staff and the consultant team will continue evaluating whether providing public art can be incentivized by exempting a central city landowner by paying the in-lieu fee.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.9. Riverwalk Standards

3.9.9 Riverwalk Standards

A. Purpose¹⁴¹

The Riverwalk design standards are established to provide a design framework which requires a certain level of quality, enhances the water's edge to attract pedestrian use, and provides a continuity of pedestrian scale and rhythm between ownership parcels.

B. Riverwalk Design and Connection Requirements¹⁴²

Any property owner or authorized entity proposing to construct any portion of the Riverwalk or connection to the Riverwalk, or to construct a building or structure on any property within the Waterfront Overlay shall construct that portion of the Riverwalk (respective to the subject property) in compliance with the design standards set forth in *The Tampa Riverwalk Masterplan*, completed in July 2006, hereby adopted and incorporated herein by reference. The Riverwalk shall comply with the following:

- (1) The minimum paved width shall be 17 feet including two feet for a bulkhead wall. The remaining area of the Riverwalk shall include landscaping, street furniture, and similar features.
- (2) There shall be a minimum clear zone 12 feet in width for pedestrians at all times. If adjacent buildings do not include fire protection systems, the minimum clear zone shall be 20 feet to accommodate emergency vehicles.

C. General Requirements¹⁴³

- (1) The elevation along the Riverwalk shall also comply with the Public Right-of-Way Accessibility Guidelines.
- (2) Continuity of the Riverwalk across ownership parcels shall be maintained to facilitate public access use and enjoyment.
- (3) The design of the Riverwalk shall be integrated with all intersecting streetscape designs.
- (4) No construction, improvements, structures, decorations, signs, furniture, awnings, and displays will be undertaken or placed on, in, under, or over the Riverwalk, without the written approval of the property owner and the city or an authorized Riverwalk management association, if such entity lawfully operates and holds such authority.
- (5) Rooftop mechanical equipment shall be screened from pedestrian view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roof-top or roof-deck, special consideration shall be given to the design treatment of all roof components, including terraces, or portions of the building.
- (6) Service and loading areas and related access drives shall be:

¹⁴¹ Carries forward Section 27-181.5(b) of the current LDC.

¹⁴² Carries forward Riverwalk design standards in Section 27-181.5(b)(1) of the current LDC. Reference to prior June 1989 Riverwalk Design Standards has not been carried forward.

¹⁴³ Carries forward the Riverwalk design standards in Section 27-181.5(b)(2)-(3) of the current LDC.

Article 3: Zoning Districts

Section 3.9. CBD: Central Business District

3.9.10. Public Realm Maintenance

- (a) Located to minimize visibility of these components from the public realm zone;
and
- (b) Screened to provide a minimum 50 percent opacity along the Riverwalk

3.9.10 Public Realm Maintenance¹⁴⁴

- A. The property owner is required to enter into a maintenance agreement and covenants with the city for the following improvements in the CBD:
 - (1) Construction and installation of public realm zone improvements within the public right-of-way (see Section 3.9.6, Public Realm Zone Standards);
 - (2) Construction and installation of Riverwalk sections and improvements to the Riverwalk (see Section 3.9.9B, Riverwalk Design and Connection Requirements);
and
 - (3) Public art funded by Public Art Funds that is placed on private property (see Section 3.9.8E, Public Art Standards).
- B. The maintenance agreement and covenant shall be in a form acceptable to the City Attorney and state that the property owner shall maintain and repair all elements of any improvement.
- C. The maintenance agreement and covenant shall be recorded in the public records of Hillsborough County and shall be binding on all successors in interest.
- D. The following standards apply to public art located on private property:
 - (1) Public art placed on private property and subject to a maintenance agreement and covenant executed prior to June 1, 2016, shall continue to be subject to all terms and requirements of such agreement and covenants, unless otherwise agreed to by the city.
 - (2) Public art placed on private property subsequent to June 1, 2016, shall be subject to the maintenance agreement and covenant terms and requirements of this section, unless otherwise agreed to by the city.

¹⁴⁴ Carries forward the maintenance standards in Section 27-181.6 of the current LDC.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.1. Purpose

Section 3.10. Channel District

3.10.1 Purpose¹⁴⁵

The purpose of the CD: Channel district, is to accommodate a vibrant mixed-use area that is complementary to both the Central Business district (CBD), the Ybor City Historic district, and ongoing Port Tampa Bay activities. In recent years, the Channel district has become a destination for urban, mixed-use, transit-related neighborhoods. The district encourages creation of inviting urban spaces and provides opportunities to continue, expand, and enhance existing industrial, maritime, and commercial uses associated with Port Tampa Bay.

3.10.2 Use Standards¹⁴⁶

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. In addition, all development shall provide residential uses, commercial uses, or a combination of both on the ground-floor of all buildings and self-storage uses are only permitted above the ground floor.¹⁴⁷

3.10.3 Intensity and Dimensional Standards¹⁴⁸

Development in the CD shall comply with the standards in Table 3.10.3-A: CD Intensity and Dimensional Standards.

Table 3.10.3-A: CD Intensity and Dimensional Standards				
Standard	Street			
	11 th & 12 th Streets	Channelside Drive	Kennedy Boulevard	All Other Streets
Lot Dimensions				
Height, max (ft)	175 ¹⁴⁹			
FAR, max	In accordance with comprehensive plan			
Density, max	In accordance with comprehensive plan			
Building Setbacks, Min. (ft)				
Front [1]	5	10 – 15	5 - 10	0
Corner [1]	5	15	5-10	0 ¹⁵⁰
Side	0			
Rear	0			

¹⁴⁵ Builds on Section 27-196 of the current LDC and reflects that the CD has developed to support a mix of high intensity nonresidential uses and dense residential uses.

¹⁴⁶ Carries forward Sections 27-204(b)(1) and (c)(1) of the current LDC.

¹⁴⁷ Section 27-204(b)(1) states that all development shall contain certain uses on the ground floor and that those uses may extend to the second floor and above for “a specific user.” Is that a specific reference or just a general rule that these ground floor uses may extend to a second floor?

¹⁴⁸ Carries forward Table 19-2 and consolidates dimensional regulations for CD-1 and CD-2 into a single zoning district.

¹⁴⁹ Carries forward 175 foot height limit, but does not reflect allowance for increased height and not carry forward required increase of side yards (one extra foot of yard for each 10 feet of height). If the city chooses to eliminate height limitations in the CD district, that update will be incorporated into later drafts of the updated LDC.

¹⁵⁰ CD-1 requires 10 foot corner yard, CD-2 requires no corner yard.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.4. Corridor and Streetscape Standards

ft = feet min = minimum max = maximum FAR = Floor Area Ratio

NOTES

[1] An arcade abutting a public right-of-way is permitted to be set back zero feet.

3.10.4 Corridor and Streetscape Standards¹⁵¹

A. General¹⁵²

All lots abutting Channelside Drive, Kennedy Boulevard/SR60, Twiggs Street, or any local street shall comply with this section, unless the lot abuts a road segment regulated by FDOT. Lots abutting an FDOT regulated road segment, labeled in Figure 3.10.4-A: FDOT Regulated Corridor Sections as “state system,” shall be exempt from this section and shall instead comply with FDOT’s standards for the location, placement, and maintenance of design enhancements.

Figure 3.10.4-A: FDOT Regulated Corridor Sections



B. Channelside Drive¹⁵³

Channelside Drive provides significant community identity and vitality throughout adjacent publicly owned facilities and transportation systems. The desired streetscape is illustrated in Figure 3.10.4-B: Channelside Drive Streetscape and a cross section is

¹⁵¹ The streetscape and cross-section illustrations are carried forward from the current LDC. Staff and the consultant team are continuing to discuss updates to ensure that the written standards and the illustrations align, and to identify changes in the existing and desired streetscape since the Channel Districts were originally established.

¹⁵² Carries forward references to FDOT in Sections 27-203(b)(1) and (2) and Figure 19-1a.

¹⁵³ Carries forward Section 27-203(b)(1) & Figures 19-2 and 19-3 of the current LDC.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.4. Corridor and Streetscape Standards

provided in Figure 3.10.4-C: Channelside Drive Cross Section. Development and redevelopment on lots abutting Channelside Drive shall comply with the following:

- (1) A buffer zone a minimum of four feet in width shall be provided along the curb and include a combination of landscaping, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards, and cobblestone pavers.
- (2) A sidewalk a minimum of 15 feet in width shall be provided on properties abutting the south or east sides of Channelside Drive's right-of-way.
- (3) Enhanced pedestrian access to streetcar stations shall be provided.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.4. Corridor and Streetscape Standards

Figure 3.10.4-B: Channelside Drive Streetscape

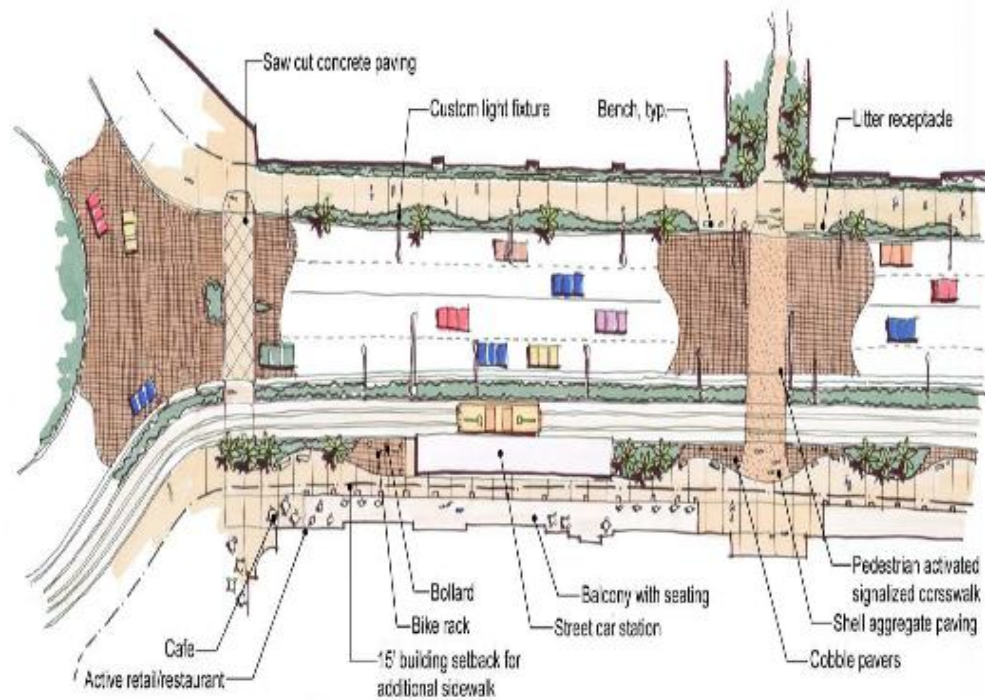


Figure 3.10.4-C: Channelside Drive Cross Section



Article 3: Zoning Districts

Section 3.10. Channel District

3.10.4. Corridor and Streetscape Standards

C. Kennedy Boulevard/SR 60¹⁵⁴

Kennedy Boulevard/SR 60 provides a direct connection between the Central Business district and Ybor City. The desired streetscape is illustrated in Figure 3.10.4-D: Kennedy Boulevard/SR 60 Streetscape and a cross section is provided in Figure 3.10.4-E: Kennedy Boulevard/SR 60 Cross Section. Development and redevelopment on lots abutting Kennedy Boulevard/SR 60 shall provide a buffer zone a minimum of four feet in width along the curb that includes a combination of landscaping, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards, and cobblestone pavers.

Figure 3.10.4-D: Kennedy Boulevard/SR 60 Streetscape

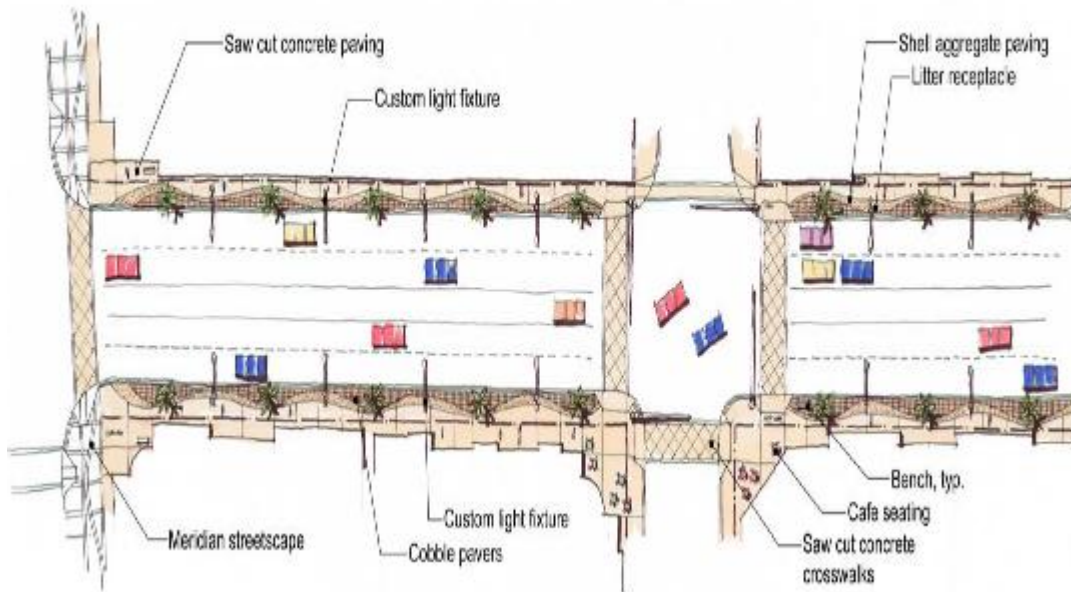
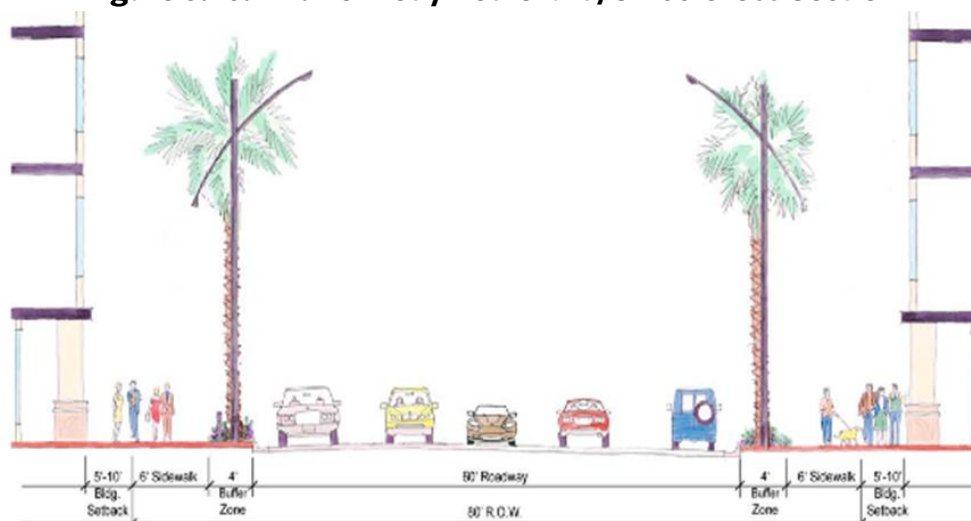


Figure 3.10.4-E: Kennedy Boulevard/SR 60 Cross Section



¹⁵⁴ Carries forward Section 27-203(b)(2) and Figures 19-4 and 19-5.

Article 3: Zoning Districts

Section 3.10. Channel District

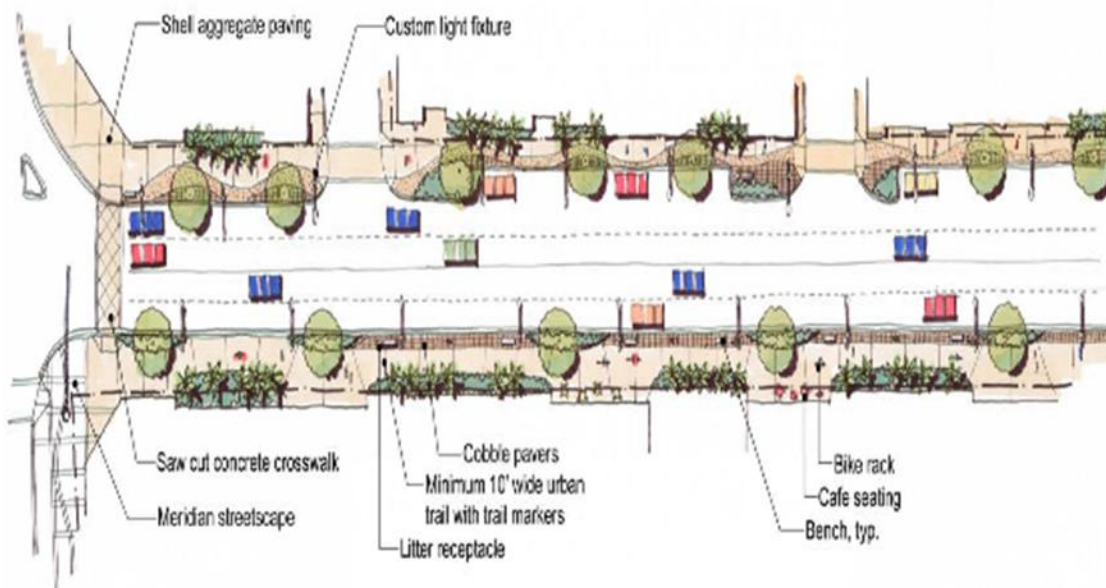
3.10.4. Corridor and Streetscape Standards

D. Twiggs Street¹⁵⁵

Twiggs Street provides a direct connection between the Central Business and Channel districts and Channelside Drive and access to the Lee Roy Selmon Crosstown Expressway. The desired streetscape is illustrated in Figure 3.10.4-F: Twiggs Street Streetscape and a cross section is provided in Figure 3.10.4-G: Twiggs Street Cross Section. Development and redevelopment on lots abutting Twiggs Street shall comply with the following:

- (1) A buffer zone a minimum of four feet in width shall be provided along the curb and include a combination of landscaping, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards, and cobblestone pavers.
- (2) A ten-foot-wide urban trail shall be provided on the south side of Twiggs Street's right-of-way.
- (3) On-street parking shall be provided on the north side of Twiggs Street's right-of-way.

Figure 3.10.4-F: Twiggs Street Streetscape



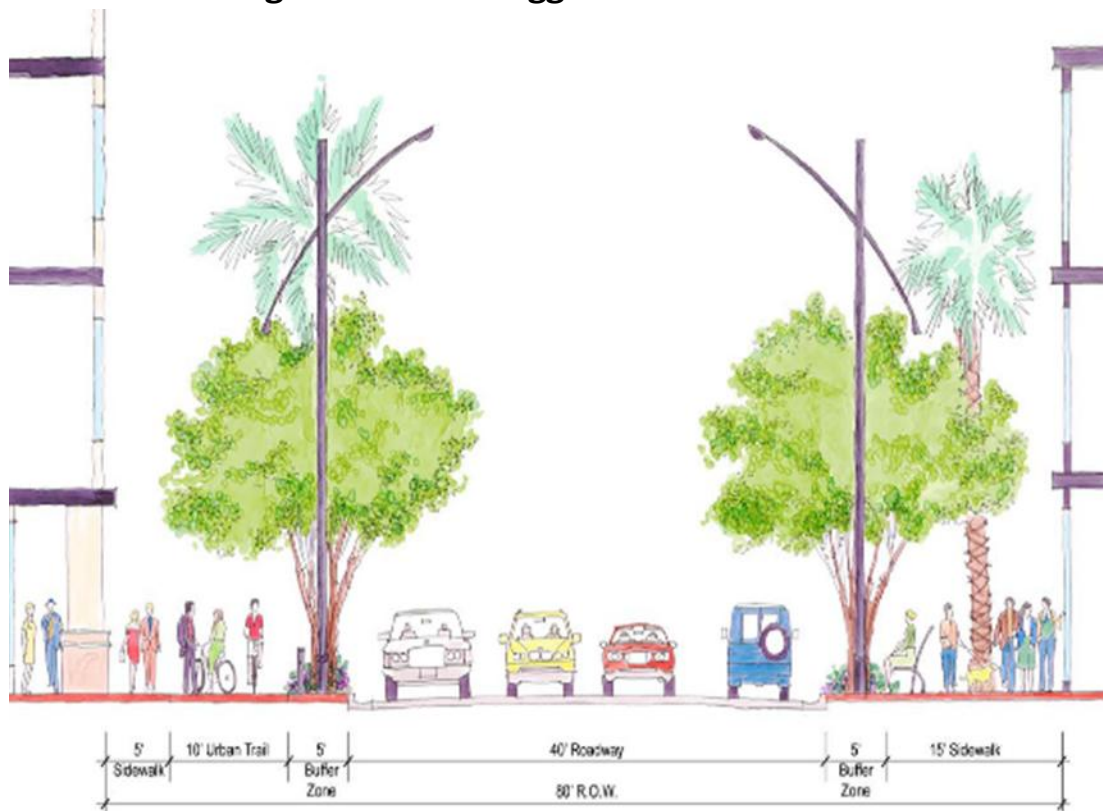
¹⁵⁵ Carries forward Section 27-203(b)(3) and Figures 19-6 and 19-7.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.4. Corridor and Streetscape Standards

Figure 3.10.4-G: Twiggs Street Cross Section



E. Interior Streets¹⁵⁶

All other streets provide interconnections throughout the district. The desired streetscape is illustrated in Figure 3.10.4-H: Interior Streets Streetscape and a cross section is provided in Figure 3.10.4-I: Interior Streets Cross Section.

Figure 3.10.4-H: Interior Streets Streetscape

¹⁵⁶ Carries forward Section 27-203(b)(4) and Figures 19-8 and 19-9.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.5. Development Standards

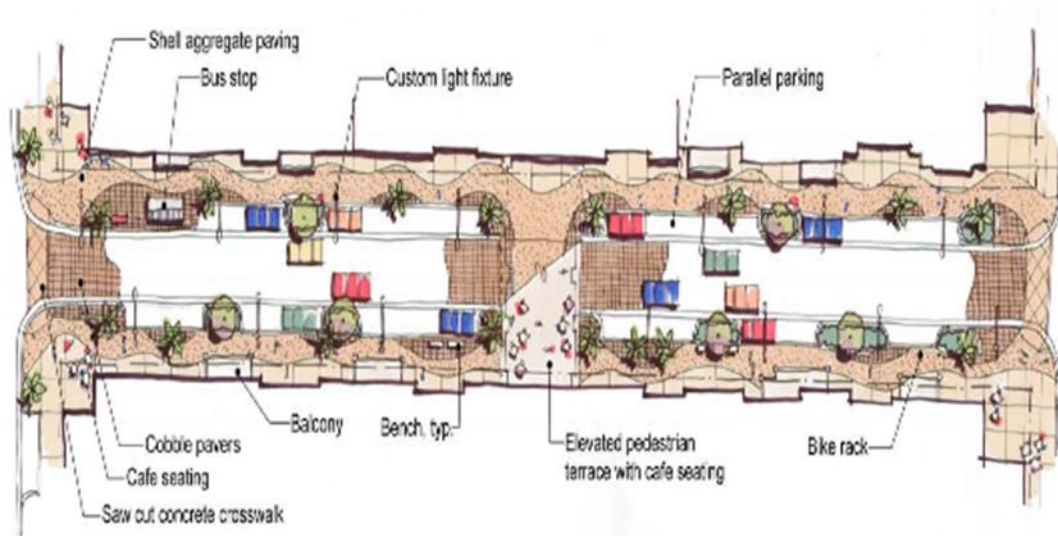
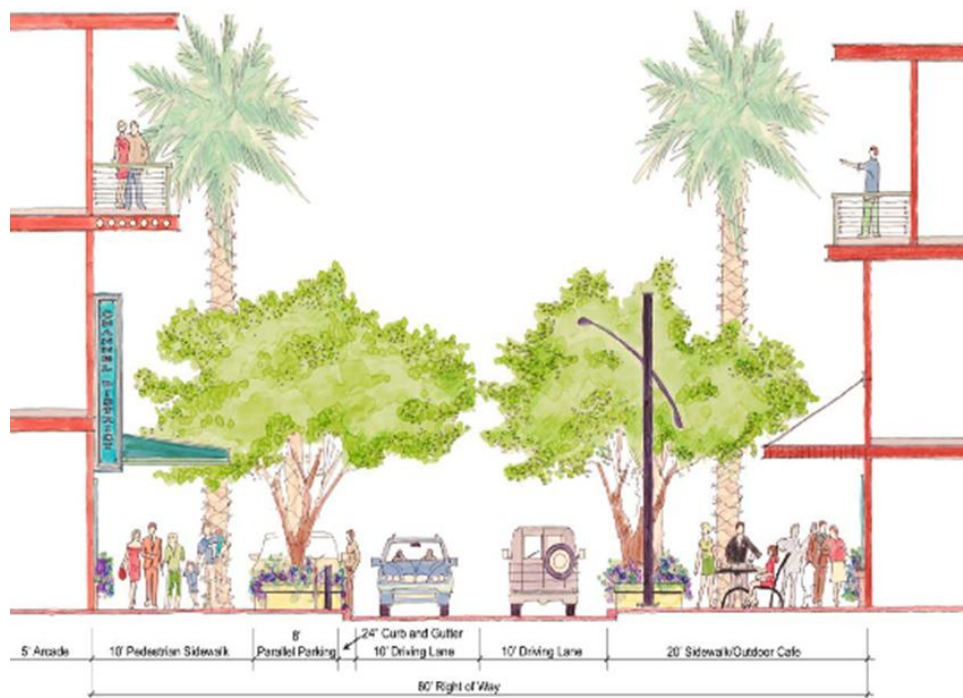


Figure 3.10.4-I: Interior Streets Cross Section



3.10.5 Development Standards

These standards apply to all development and redevelopment in the Channel district, unless otherwise stated.

A. Site Design¹⁵⁷

- (1) Site design shall consider the site's context within the district.

¹⁵⁷ Carries forward Sections 27-204(b)(9), (d)(2), and (f)(1) and (2).

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.5. Development Standards

- (2) Landscape design shall be integrated into the overall site design and consider the designs of the building, adjacent buildings, and surrounding area and streets.
- (3) Lots within the area bounded by the Crosstown Expressway, 13th/Platt Streets (Channelside Drive), Beneficial Boulevard, and the Ybor/Garrison Channels shall provide public access points to and along the water's edge and may, where feasible, develop public waterfront overlook areas where existing rights-of-way dead end at the water's edge or along dock areas with intermittent use with property access, subject to the property owner's schedule. All other lots shall provide public access points to and along the water's edge, where feasible.

B. Building Design¹⁵⁸

- (1) The building's façade, scale, proportion, landscaping, materials, and other similar elements shall be designed with consideration for the building's context within the district, but are not required to resemble existing development or utilize the same architectural style as adjacent buildings.
- (2) Building materials for roofs, façades, and other surfaces shall be complimentary to each other in material, texture, color, and other features. Façade materials may be mixed when the different materials are complimentary.
- (3) Vending machines or other automatic dispensing machines shall be located in a space built into the building or placed within an accessory building designed to be compatible with the principal building or theme of development.
- (4) Encroachments into the public right-of-way for awnings, awning signs or architectural features may be authorized through commercial site plan review, in accordance with Ch. 5 of the City Code.¹⁵⁹

C. Off-Street Parking¹⁶⁰

- (1) For lots between 13th Street and the Ybor Channel serving a water transport or other water dependent use, parking may be located in a building's front yard. All other off-street parking shall be located in side or rear yards.¹⁶¹
- (2) Vehicular access and circulation for new development shall be designed to not impede pedestrian circulation by limiting the frequency and placement of curb cuts, allowing adjacent property owners to use the same vehicular access points, delineating pedestrian areas with a variation of materials, or other similar methods.¹⁶²

¹⁵⁸ Carries forward Sections 27-204(b)(9), (10), and (g). References to vending machines in (b)(5) have not been carried forward, at staff's direction.

¹⁵⁹ Reference in current LDC is to "commercial site plan review" in Section 27-204(g).

¹⁶⁰ Carries forward Sections 27-204(b)(6) and (7). Reference to on-street parking was not carried forward (although on-street parking will continue to be an option in accordance with the city's policies, and can be used to offset any required off-street parking in accordance with standards that will be drafted in Section 5.2, Off-Street Parking and Loading Standards, as part of Installment 3).

¹⁶¹ "Marina" was added as an example for a "water dependent use."

¹⁶² An allowance for similar methods was added.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.5. Development Standards

D. Landscaping¹⁶³

- (1) Shade trees, awnings, arcades, balconies, overhangs, and similar site features shall be used to provide shelter, shade, and weather protection for pedestrians along all public rights-of-way.
- (2) Streetscape trees within public sidewalks adjacent to surface parking lots at grade shall have sufficient caliper and canopy spread to fully shade the sidewalk.
- (3) Landscaping with flowering plants (in window boxes) or vines shall be provided when a development or redevelopment encompasses an entire lot.
- (4) Color variations in landscaping species shall be provided.

E. Utilities and Screening¹⁶⁴

- (1) New utility lines shall be installed underground. Existing utility lines should be relocated underground, where feasible.
- (2) Refuse service areas and ground level, outside mechanical equipment, such as air conditioning condensers, shall be screened with landscaping, architectural elements, or structural design.

F. Exterior Lighting¹⁶⁵

Lighting with an illumination of at least one foot-candle that is complimentary to the building's architecture shall be provided at all points of ingress and egress.

G. Signs¹⁶⁶

- (1) All signs, except for small directional, entrance, and exit signs, shall be affixed to a building's façade, canopy, awning, or marquee.
- (2) A use or lot that is permitted to have more than one wall sign, in accordance with Section 5.8, Signs, shall maintain a minimum separation of four feet between wall signs on the same façade and 10 feet between wall signs on different facades on the corner of a building.
- (3) The principal entry of each business shall be permitted one non-illuminated awning sign, in accordance with the following:
 - (a) The sign shall not exceed four feet in length, one foot in height, and six inches in thickness;
 - (b) The sign shall be located under an awning at least seven feet above the sidewalk and be installed at an angle perpendicular to the exterior wall; and
 - (c) Text shall not exceed six inches in height and may be placed on both sides of the sign.

¹⁶³ Carries forward Sections 27-204(b)(2), (d)(1) and (3).

¹⁶⁴ Carries forward Sections 27-204(b)(8) and (d)(4). A provision for relocating existing utility lines underground was included with the language in Section 27-204(b)(8).

¹⁶⁵ Carries forward Section 27-204(b)(3). These may be updated when Section 5.5, Exterior Lighting Standards, is drafted as part of Installment 3.

¹⁶⁶ Carries forward Sections 207-204(e)(1) to (3). These may be updated when Section 5.8, Signs, is drafted as part of Installment 3.

Article 3: Zoning Districts

Section 3.10. Channel District

3.10.6. Public Art

H. Maintenance¹⁶⁷

- (1) The property owner is required to enter into a maintenance agreement and covenants with the city for the following improvements in the CD:
 - (a) Construction and installation of streetscape improvements within the public right-of-way, in accordance with Section 3.10.4, Corridor and Streetscape Standards; and
 - (b) Public art funded by the Public Art Fund that is placed on private property, in accordance with Section 3.10.6, Public Art.
- (2) The maintenance agreement and covenant shall be in a form acceptable to the City Attorney and state that the property owner shall maintain and repair all elements of any improvement.
- (3) The maintenance agreement and covenant shall be recorded in the public records of Hillsborough County and shall be binding on all successors in interest.
- (4) The following standards apply to public art located on private property:
 - (a) Public art placed on private property and subject to a maintenance agreement and covenant executed prior to April 15, 2017, shall continue to be subject to all terms and requirements of such agreement and covenants, unless otherwise agreed to by the city.
 - (b) Public art placed on private property subsequent to April 15, 2017, shall be subject to the maintenance agreement and covenant terms and requirements of this section, unless otherwise agreed to by the city.

3.10.6 Public Art¹⁶⁸

A. Purpose

The purpose of the public art standards is to:

- (1) Increase the presence of art in the CD visible to the general public;
- (2) Ensure that art can be enjoyed by the general public; and
- (3) Support the promotion of the CD as a vital cultural component.

B. Required Public Art Fund

New construction shall make a payment in the amount of 0.75 percent of the total development cost for a project up to a maximum of \$200,000 to the public art fund. Payment shall be made before a certificate of occupancy is issued.

C. Creation of Public Art Fund

A public art fund shall be created and shall consist of all payments for public art requirements within the CD. The public art fund shall be used solely for the selection, acquisition, installation, maintenance, and insurance of public art to be displayed on public property in the CD, unless otherwise agreed by mutual agreement of a private property owner and the city to be placed on private property. See also Chapter 4, Public Art, of the City Code.

¹⁶⁷ Carries forward Section 27-201.1.

¹⁶⁸ Carries forward Sections 27-201(a) to (c). (Section 27-201(d) references Section 27-201.1.)

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.1. Purpose

Section 3.11. Municipal Airport Districts

Section 3.11, Municipal Airport Districts, carries forward the four municipal airport districts (M-AP-1, M-AP-2, M-AP-3, and M-AP-4) without substantive changes. District regulations have been reorganized for clarity. In particular, the list of uses that are permitted, permitted as special use-1 or special use-2, or prohibited has been consolidated with the list of principal uses in all districts in Table 4.2.2-A: Principal Use Table. The special FAR and lot coverage standards that apply in the M-AP districts have been carried forward here.

3.11.1 Purpose

The purpose of the M-AP: Municipal Airport districts, is to ensure that the land uses that are established on land in the vicinity of Tampa International Airport (TIA) and Peter O. Knight Airport promote safe operation of the airports and aircraft, protect the health and safety of users of land around the airports, and allow for expansion of airport operations, in accordance with airport plans. In particular, the intent of the M-AP: Municipal Airport districts, is to ensure that the district regulations governing land use in the vicinity of the airports are consistent with the following:

- A. The Tampa International Airport Master Plan (TIA Master Plan), adopted by the Hillsborough County Aviation Authority and approved by the FAA; and
- B. The Tampa International Airport Layout Plan (TIA Layout Plan), a component of the TIA Master Plan, which depicts existing and proposed facilities on airport property and includes runway approach surface drawings and a land use map.

3.11.2 Authority

In addition to the authorities listed in Section 1.2, Authority, the regulations established in the Municipal Airport districts are adopted in accordance with Ch. 333, Fla. Stat., and Ch. 2022-252, Laws of Fla., as amended.¹⁶⁹

3.11.3 Applicability

- A. Except on land owned or controlled by the Hillsborough County Aviation Authority, the standards of this section apply to all development in the Municipal Airport districts.
- B. Land owned or controlled by the Hillsborough County Aviation Authority is subject to the standards of this section, except as follows:
 - (1) Land used for airports and airport-related uses are exempt from the standards of this section.
 - (2) Uses on all other land are permitted, in accordance with the TIA Master Plan and TIA Layout Plan, as amended.

3.11.4 Establishment of Municipal Airport Districts

The following four Municipal Airport districts are established:

¹⁶⁹ Updates the reference to the Hillsborough County Aviation Authority enabling act, which was amended and reenacted by the state legislature in 2022.

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.4. Establishment of Municipal Airport Districts

A. M-AP-1: Municipal Airport-1 District

(1) Purpose

The purpose of the M-AP-1 district is to regulate development in areas that experience the greatest impact from aircraft traffic to insure that development within M-AP-1 district lands is designed to maximize the safety of aircraft, people, and property and is consistent with the existing use and planned future use of the TIA and the Peter O. Knight Airport.

(2) Description

The M-AP-1 district includes TIA, Peter O. Knight Airport, lands lying within the boundaries of the approach surfaces or zones to runways 10, 28, 19L, 19R, 1L, and 1R at TIA (identified on the adopted TIA Layout Plan) and lands lying within 5,000 feet of the threshold end of each of the runways. The M-AP-1 district is identified on the Official Zoning Map.

B. M-AP-2: Municipal Airport-2 District

(1) Purpose

The purpose of the M-AP-2 district is to limit the height of structures and intensity and heights of land uses in areas that experience significant impact from aircraft traffic to reduce the population in proximity to the airport and its runways.

(2) Description

The M-AP-2 district includes the following, as indicated on the Official Zoning Map:

- (a) Lands lying between the approach surfaces or zones for runways 19L and 19R and runways 1L and 1R at TIA and within 5,000 feet of the nearest threshold end of each of the runways; and
- (b) Lands lying west of runway 19R-1L at TIA to the west edge of the transitional surface of runway 19R-1L at TIA (identified on the adopted TIA Layout Plan) 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.

C. M-AP-3: Municipal Airport-3 District

(1) Purpose

The purpose of the M-AP-3 district is to limit the height of structures and intensity and types of land uses in areas that are in the path of aircraft approaching or departing on runways.

(2) Description

The M-AP-3 district includes lands 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 each of the runways. The M-AP-3 district is identified on the Official Zoning Map.

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.5. Use Standards

D. M-AP-4: Municipal Airport-4 District

(1) Purpose

The purpose of the M-AP-4 district is to limit the height of structures and intensity and types of land uses in areas surrounding TIA and Peter O. Knight Airport.

(2) Description

The M-AP-4 district includes lands in the M-AP district that are not included in the M-AP-1, M-AP-2, or M-AP-3 districts. The M-AP-4 district is identified on the Official Zoning Map.

3.11.5 Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses on land subject to the standards of this section are established in Article 4: Use Regulations.

3.11.6 Dimensional Standards¹⁷⁰

Development in the M-AP districts shall comply with the standards in Table 3.11.6-A: M-AP Districts Dimensional Standards, and Section 3.1.4, General Zoning District Standards.

Table 3.11.6-A: M-AP Districts Dimensional Standards	
Standard	All Uses
Lot Dimensions	
Lot area, min (sf)	10,000
Lot width, min (ft)	100
Height, max (ft)	[1]
Building Setbacks, Min. (ft)	
Front	35
Side	10
Rear	10

min = minimum max = maximum sf = square feet ft = feet

NOTES

- [1] All buildings and structures, including new construction and alteration of existing buildings and structures, shall comply with the Airport Zoning Regulations and Airport Height Zoning Map, as adopted and administered by the Hillsborough County Aviation Authority, or the standards below, whichever is lesser. The Airport Zoning Regulations and Airport Height Zoning Map provide height limits for structures and objects of natural growth and standards for use of land pursuant to Federal Aviation Authority regulations that protect arriving and departing aircraft and encourage and promote the proper and sound development of areas within the range of terminal navigational aids and radar.

- M-AP-1: No additional limit
- M-AP-2: 42 feet
- M-AP-3: 70 feet
- M-AP-4: 70 feet

¹⁷⁰ Carries forward the dimensional standards in Table 4-4 of the current LDC. Unlike most of the other districts, minimum lot area is carried forward.

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.7. Permitted Uses, Maximum Floor-Area Ratio, and Lot Coverage Standards

3.11.7 Permitted Uses, Maximum Floor-Area Ratio, and Lot Coverage Standards¹⁷¹

All use of land in the M-AP districts shall comply with the regulations that establish the set of permitted principal, accessory, and temporary uses in Article 4: Use Regulations, the FAR and lot coverage standards in Table 3.11.7-A: Maximum FAR and Lot Coverage in M-AP Districts, and the following:

A. Uses Prohibited¹⁷²

The Manager may prohibit any use that emits light, emits smoke, or attracts birds upon making a determination that the use is incompatible with normal airport operations or endangers public safety, even if the use is listed as a permitted principal use in Table 4.2.2-A: Principal Use Table, a permitted accessory use in Table 4.3.2-A: Accessory Use and Structure Table, or a permitted temporary use in Table 4.5.2-A: Temporary Use Table. In making the determination, the Manager may request that the Hillsborough County Aviation Authority review and comment on the use.

B. Lots with Multiple Uses¹⁷³

If development is proposed that involves multiple buildings or multiple tenants and the specific uses proposed for site are unknown, the following standards shall apply:

- (1) An application for a zoning compliance permit, in accordance with Section 2.5.<>, Zoning Compliance Permit, shall include a list of uses that may locate on the site.
- (2) The development shall be governed by the regulations that apply to the most restrictive use listed in the application and the actual use of the development shall comply with the information provided in the application. Any other use of the site shall be a violation of this LDC and enforced, in accordance with Article 8: Enforcement.

C. Uses on Land Within TIA Master Plan and Layout Plan Boundaries¹⁷⁴

On land owned by the Hillsborough County Aviation Authority that is within the TIA Master Plan and Layout Plan boundaries, the following standards apply:

- (1) All uses are allowed by right as principal or accessory uses on Hillsborough County Aviation Authority-owned lands, in accordance with the TIA Master Plan and Layout Plan.
- (2) The maximum FAR of development shall comply with the standards in the comprehensive plan.
- (3) There is no lot coverage maximum.

¹⁷¹ The list of permitted principal uses has been relocated to Section 4.2, Principal Uses. This carries forward the maximum FAR and lot coverage standards from Table 4-3, and other regulations as noted below.

¹⁷² Carries forward table note 1; from Table 4-3 in Section 27-171.

¹⁷³ Carries forward Section 27-171(a)(1)(a).

¹⁷⁴ Carries forward Section 27-171(b), and also replaces in Table 4-3 table notes 9 (which states that a use otherwise not permitted is “permitted as a principal or accessory use on Hillsborough County Aviation Authority owned lands within the Tampa International Airport Master Plan/airport Layout Plan boundaries”), 10 (which establishes the maximum FAR as the limit in the comprehensive plan), and 11 (which exempts land within the TIA Master Plan or TIA Layout Plan boundaries from lot coverage restrictions).

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.7. Permitted Uses, Maximum Floor-Area Ratio, and Lot Coverage Standards

D. Alcoholic Beverage Uses¹⁷⁵

- (1) Where alcoholic beverage sales are permitted, in accordance with Section 4.4, Alcoholic Beverage Accessory and Temporary Uses, and Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table, the FAR limit for the alcoholic beverage use is limited to the maximum FAR for the other use with which it is associated.
- (2) All sidewalk cafes shall comply with the sidewalk café regulations in Chapter 22 of the City Code, Section 22-223 *et seq.*

E. Accessory Uses¹⁷⁶

In addition to the standards in Section 4.3, Accessory Uses and Structures, including the general standards for accessory uses in Section 4.3.3, Standards for All Accessory Uses and Structures, accessory uses shall be clearly incidental and subordinate to the permitted or principal use of the zoning lot or structures on the lot and comply with the following:

- (1) If local or state laws require occupational licenses to perform the accessory use function, the accessory use's incidental and subordinate relationship to the principal use shall be demonstrated to the Manager before the accessory use is permitted.
- (2) Accessory uses, including, but not limited to, uses such as cafeterias and conference rooms that are accessory to office uses, shall not display signs, maintain access points external to the structure of the principal use, or exhibit any characteristics that would imply or suggest that the accessory use is more than incidental or subordinate to the principal use.
- (3) Assembly halls, meeting centers, theatres, and other similar uses that may serve as accessory uses to the principal permitted use and serve as an attraction to users from outside of the districts are prohibited, except for uses which implement the TIA Master Plan and TIA Layout Plan. This subsection should not be interpreted to prohibit general conference and meeting rooms for the occupants.

F. Maximum Floor Area Ratio and Lot Coverage Standards¹⁷⁷

The maximum FAR and lot coverage standards that apply to development in the M-AP districts are established in Table 3.11.7-A: Maximum FAR and Lot Coverage in M-AP Districts, for each use permitted within the district. If a zoning lot contains two or more subdistrict designations with different regulations, only those uses listed as permitted principal uses in Table 4.2.2-A: Principal Use Table, or permitted accessory uses in Table 4.3.2-A: Accessory Use and Structure Table, are permitted within the portion of the lot within each district and the maximum FAR and lot coverage standards in Table 3.11.7-A shall be applied within the portion of the lot within each district.

¹⁷⁵ Carries forward table notes 3 and 5 in Table 4-3.

¹⁷⁶ Carries forward the standards relating to accessory uses and gathering uses in Section 27-171(a)(1)(b)-(c) of the current LDC.

¹⁷⁷ Carries forward the by-use FAR and lot coverage standards from Table 4-3, updated to reflect the updated set of uses in the new LDC and the updated organization. The permissions in Table 4-3 and references to use-specific standards have been consolidated with the list of permitted uses in Table 4.2.2-A: Principal Use Table.

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.7. Permitted Uses, Maximum Floor-Area Ratio, and Lot Coverage Standards

Table 3.11.7-A: Maximum FAR and Lot Coverage in M-AP Districts								
Use	M-AP-1		M-AP-2		M-AP-3		M-AP-4	
	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max
Civic, Public, and Institutional								
Community Services								
Public use facility	0.35 [1]	40% [2]	0.35 [1]	40% [2]	1.5	60%	1.5	60%
Educational Facilities								
College or university	[1]	[2]	[1]	[2]	-	-	0.75	60%
Health Care Services								
Clinic, medical or dental	[1]	[2]			1.5	50%	1.5	50%
Urgent care center ¹⁷⁸	[1]	[2]			1.5	50%	1.5	50%
Park and Open Space								
Park	-	-	-	-	-	-	-	-
Transportation and Utility Facilities								
Airport	[1]	[2]	0.5	60%	[1]	[2]	1/5	60%
Airport-related use	0.5 [1]	60% [2]	0.5	60%	1.5	60%	1.5	60%
Heliport	[1]	[2]						
Marina	0.5 [1]	50% [2]	0.5 [1]	50% [2]	1.5	60%	1.5	60%
Parking lot or structure (as principal use)	0.5	75% [1]	0.5	75% [2]	1.5	75%	1.5	75%
Radio/TV studio	[1]	[2]	0.35 [1]	40% [2]				
Radio/TV transmitter site	-	-	-	-	-	-	-	-
Transportation service facility	[1]	[2]	[1]	[2]	1.5	60%	1.5	60%
Utility, major	-	-	-	-	-	-	-	-
Utility, minor	-	-	-	-	-	-	-	-
Commercial								
Animal-Related Uses								
Kenne ¹⁷⁹	0.5 [1]	50% [2]	0.5 [1]	50% [2]	1.5	60%	1.5	60%
Veterinary clinic	0.5 [1]	50% [2]	0.5 [1]	50% [2]	1.5	60%	1.5	60%
Commercial Lodging								
Hotel	[1]	[2]	0.35 [1]	40% [2]	-	-	1.5	60%
Food and Beverages								
Bakery	0.35 [1]	40% [2]	0.35	40%	0.35	40%	0.35	40%
Catering shop	0.35	40%	0.35	40%	0.35	40%	0.35	40%
Food truck	-	-	-	-	-	-	-	-
Restaurant	[1]	[2]	0.35 [1]	40% [2]	0.5	60%	1.5	60%

¹⁷⁸ Urgent care center is a new use; adopts standards for medical or dental clinic.

¹⁷⁹ Large and small kennels were consolidated at staff's direction; large kennel standards for FAR and lot coverage were carried forward and also applied to new veterinary clinic use.

Article 3: Zoning Districts

Section 3.11. Municipal Airport Districts

3.11.7. Permitted Uses, Maximum Floor-Area Ratio, and Lot Coverage Standards

Table 3.11.7-A: Maximum FAR and Lot Coverage in M-AP Districts

Use	M-AP-1		M-AP-2		M-AP-3		M-AP-4	
	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max	FAR, max	Lot coverage, max
Restaurant, drive-up	[1]	[2]	0.35 [1]	40% [2]	0.5	60%	1.5	60%
Office								
Office	0.35 [1]	40% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Research facility	0.35 [1]	40% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Retail and Services								
Bank ¹⁸⁰	0.35 [1]	40% [2]	0.35 [1]	40% [2]	1.5	60%	1.5	60%
Business services	0.25 [1]	40% [2]	0.25 [1]	40% [2]	0.25	40%	0.25 [1]	40% [2]
Freestanding ice vending	-	-	-	-	-	-	-	-
Gas station	0.25 [1]	50% [2]	0.25 [1]	50% [2]	0.5	60%	0.5	60%
Personal services	0.25 [1]	40% [2]	0.25 [1]	40% [2]	0.25	40%	0.25	40%
Retail, convenience	0.25 [1]	50% [2]	0.25 [1]	50% [2]	0.5	60%	0.5	60%
Vehicle-Related Uses								
Vehicle repair, major	0.25 [1]	50% [2]	0.25 [1]	50% [2]	0.5	60%	0.5	60%
Vehicle repair, minor	0.25 [1]	50% [2]	0.25 [1]	50% [2]	0.5	60%	0.5	60%
Vehicle sales and leasing	0.5 [1]	50% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Industrial								
Manufacturing and Processing								
Manufacturing, heavy	0.5 [1]	60% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Manufacturing, light	0.5 [1]	60% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Printing and publishing	0.5 [1]	60% [2]	0.5 [1]	60% [2]	1.5	60%	1.5	60%
Warehouse and Storage								
Maintenance or storage facility	1 [1]	60% [2]	1.5 [1]	60% [2]	1.5	60%	1.5	60%
Self-Storage	1.0 [1]	60% [2]	1.5 [1]	60% [2]	1.5	75%	1.5	75%
Warehouse	1.0 [1]	60% [2]	1.5 [1]	60% [2]	1.5	75%	1.5	75%
Wholesale trade	1.0 [1]	60% [2]	1.5 [1]	60% [2]	1.5	75%	1.5	75%

min = minimum max = maximum

NOTES

- [1] Lands with the TIA Master Plan or TIA Layout Plan boundaries shall comply with the maximum FAR standards in the comprehensive plan.
- [2] Lot coverage maximums do not apply to land within the TIA Master Plan or Airport Layout Plan boundaries.

¹⁸⁰ The bank and bank, drive-in FARs are similar in the current LDC except that in M-AP-2 the FAR and lot coverage maximums do not apply to lands within the TIA Master Plan or Layout Plan boundaries. For simplicity, those standards have been consolidated.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.1. Planned Development Districts Purpose

Section 3.12. Planned Development Districts¹⁸¹

Section 3.12, Planned Development Districts, carries forward the existing PD and PD-A districts with changes, as discussed in the LDC Assessment (p. II-55). The intent of the districts continues to be to support innovative development that makes efficient use of land, includes a mix of uses, and provides a higher quality of development than would be permitted in a base zoning district.

3.12.1 Planned Development Districts Purpose

A. Purpose

The purpose of the Planned Development (PD) districts is to encourage land uses and designs that are innovative, integrated, and incorporate multiple uses that cannot be achieved in other zoning districts in ways that support and protect the public health, safety, and general welfare. The intent of the PD districts is to:

- (1) Support a well-integrated mix of nonresidential uses, residential dwelling types, lot sizes, and densities and intensities that are compatible with surrounding development;
- (2) Encourage more efficient and compact use of land, which supports multimodal transportation, reduces infrastructure needs, conserves energy, and maximizes the preservation of natural resources, such as streams, lakes, floodplains, groundwater, wooded areas, uplands, and areas of unusual beauty or importance to the natural ecosystem;
- (3) Encourage the provision of accessible and useable open space within developments;
- (4) Preserve historical and archaeological sites;
- (5) Address and mitigate potential adverse impacts to onsite natural elements, nearby neighborhoods, and cultural resources;
- (6) Promote development forms and patterns that respect the character of established surrounding neighborhoods and land uses;
- (7) Promote high-quality design, including architectural features and elements which enhance the community; and
- (8) Promote the retention and reuse of existing building stock.

B. Classification of Land Into a Planned Development District

Land shall be classified into a planned development district only in accordance with the procedures and standards in Section 2.5.6, Planned Development Zoning Map Amendment.

¹⁸¹ This carries forward the Planned Development districts in Sections 27-226 through 27-228 of the current LDC. As discussed in the LDC Assessment, the general purpose of the current PD and PD-A/PD(A) districts are carried forward, with the PD district intended for smaller-scale development and the PD-A district intended for larger-scale development that is typically phased and requires subsequent approval of a detailed site plan.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.2. General Standards for All Planned Development Districts

C. Organization and Designation of Planned Development Districts¹⁸²

- (1) There are two types of planned development districts: PD-A: Planned Development—Alternative district, in Section 3.12.3, PD-A: Planned Development—Alternative, and PD: Planned Development, in Section 3.12.4, PD: Planned Development. Both districts support integrated master planned development that includes a mix of residential and nonresidential uses, support creative site design and allow development modifications to standards that apply in the base zoning districts, and encourages the efficient use of land and resources, protection of natural features and the environment, and mitigation of potentially adverse impacts on neighboring development.
- (2) General standards that apply to both Planned Development districts are established in Section 3.12.2, General Standards for All Planned Development Districts.
- (3) The PD district is intended for smaller projects that are not phased and includes a one-step approval process involving the approval of a PD zoning map amendment with specific site design commitments, in accordance with Section 2.5.6, Planned Development Zoning Map Amendment.
- (4) The PD-A district is intended for large projects that are intended to be phased over time and involves a two-step process: First, a PD zoning map amendment that includes a conceptual plan for the site, including a schedule for phasing and the delivery of public improvements, in accordance with Section 2.5.6, Planned Development Zoning Map Amendment; second, review and approval by the Manager of specific site plans for individual portions of the PD-A development, in accordance with Section 2.5.31, PD Detailed Site Plan.

3.12.2 General Standards for All Planned Development Districts¹⁸³

The standards in this section apply to all planned development districts, in addition to the specific standards that apply to the PD-A district, in 3.12.3, PD-A: Planned Development—Alternative, and the PD district, in Section 3.12.4, PD: Planned Development.

A. Planned Development (PD) Plan

A PD Plan is a required component in the establishment of a PD district. The PD Plan is a master plan for the district that depicts the general configuration and relationship of the principal elements of the proposed development. The level of detail included in the PD Plan may vary based on the scope of the PD district and whether the proposal involves rezoning to a PD district or a PD-A district, and shall generally include the following:

¹⁸² This new section explains the organization of this section and describes the difference between the PD district and the PD-A district. Rezoning to planned development districts are

¹⁸³ This section establishes two key elements of a planned development district—the Planned Development (PD) Plan, and the PD Agreement. The PD Plan establishes the key standards that apply to the development, including the purpose of the district, the uses that are permitted in the district, the applicable density, intensity, and dimensional standards, the general layout of the development, elements of the development that ensure it is compatible with nearby development, the details of on-site vehicular, bicycle, and pedestrian circulation systems and how they will relate with off-site facilities, stormwater and drainage plans, and any modifications to the base development standards that apply in this LDC (in particular, Article 5: Development Standards, and Article 6: Subdivision Standards). The PD Plan will become part of the adopted PD district and will govern development on the site.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.2. General Standards for All Planned Development Districts

(1) Statement of Planning and Development Goals

Establish a statement of planning and development goals for the PD district that is consistent with the comprehensive plan and other adopted city plans, as applicable, as well as the purposes of the development proposed for the individual PD district and how the development will exceed the quality of development permitted in a base zoning district.

(2) Allowable Uses

Establish the specific principal, accessory, alcoholic beverage, and temporary uses permitted in the PD district, in accordance with the following:

- (a) Only those uses identified in the principal use table (Table 4.2.2-A: Principal Use Table), accessory use table (Table 4.3.2-A: Accessory Use and Structure Table), alcoholic beverage accessory and temporary use table (Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table), or temporary use table (Table 4.5.2-A: Temporary Use Table) are permitted in a specific PD district.
- (b) Uses shall also be subject to applicable use-specific standards identified in the principal use specific standards (Section 4.2.4, Standards Specific to Principal Uses), accessory use-specific standards (Section 4.3.3, Standards for All Accessory Uses and Structures, and Section 4.3.4, Specific Standards for Accessory Uses and Structures), alcoholic beverage accessory and temporary use-specific standards (Section 4.4.3, Standards for All Alcoholic Beverage Accessory and Temporary Uses, and Section 4.4.4, Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses), and temporary use-specific standards (Section 4.5.3, Standards for All Temporary Uses and Structures, and Section 4.5.4, Specific Standards for Temporary Uses and Structures), unless modified in the PD Plan.
- (c) All uses shall be consistent with the comprehensive plan.

(3) Density, Intensity, and Dimensional Standards

Establish the density, intensity, and dimensional standards that apply in the individual PD district. The density, intensity, and dimensional standards shall be consistent with the requirements of the development proposed in the individual PD district and the standards of the Future Land Use category to which the land is assigned.

(4) Open Space

Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the development proposed in the individual PD district.

(5) General Location and Layout

Establish the general location of each development area in the PD district, its acreage, types, and mix of land uses (if applicable), number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.2. General Standards for All Planned Development Districts

(6) Conformance with Ybor City Historic District Standards

For development in the Ybor City Historic district, establish how the development will be compatible with the Ybor City Historic district standards and will comply with the Historic District Design Guidelines.

(7) Conformance with Greater Seminole Heights Area Standards

For development in the Greater Seminole Heights Area, establish how the development will be compatible with the established development form in terms of form, building and structural orientation, general site layout, height, lot dimensional requirements, and other site characteristics.

(8) Environmental Protection.

Identify the location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors and indicate how protection of these lands will be assured, consistent with the purposes of the development proposed in the individual PD district and the standards in this LDC.

(9) Pedestrian and Bicycle Circulation

Identify the on-site pedestrian and bicycle circulation systems and how they will connect to off-site pedestrian and bicycle systems in ways that are consistent with the purposes of the development proposed in the individual PD district and the standards in this LDC.

(10) Vehicular Circulation

Identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system (pedestrian and bicycle pathways, and trails) and connect to existing and planned city and regional systems, in a manner consistent with the purposes of the development proposed in the individual PD district and the requirements of this LDC.

(11) Projected Impacts on Utilities and Recreation Facilities

Identify the projected impact of the development on surrounding utility services and park and recreation facilities and whether there is adequate capacity to accommodate the proposed development.

(12) Water and Wastewater Facilities

Identify the general location of on-site potable water and wastewater facilities and how they will connect to existing and planned public systems, in a manner consistent with the purposes of the development proposed in the individual PD district and the requirements of this LDC.

(13) Drainage Facilities

Identify the general location of on-site storm drainage facilities and how they will connect to existing and planned city systems, in a manner consistent with the purposes of the development proposed in the individual PD district and the requirements of this LDC.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.2. General Standards for All Planned Development Districts

(14) Public Facilities

Identify the general location and layout of all other on-site and off-site public facilities serving the development and how they are consistent with the purposes of the development proposed in the individual PD district. The other on-site and off-site public facilities considered shall include, but not be limited to, parks, schools, and facilities for solid waste management.

(15) Public Utility Facilities

Establish provisions addressing how potable water, wastewater, stormwater management, and similar public utilities will be provided to accommodate the proposed development.

(16) Compatibility Standards

Establish the standards and requirements that ensure development on the perimeter of the PD district is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size, site dimensions, building height, building mass and scale, form and design features, exterior lighting, and siting of service areas.

(17) Development Phasing Plan

If development is proposed to be phased, the PD Plan shall include a development phasing plan that identifies:

- (a) The general sequence or phases in which the planned development is proposed to be developed, including how residential and nonresidential development will be phased;
- (b) How infrastructure (public and private), open space, and other amenities will be provided and timed;
- (c) How development will be coordinated with the city's capital improvements program;
- (d) How each development and phase can exist as an independent unit capable of creating a stable and desirable environment; and
- (e) How environmentally sensitive lands will be protected and monitored.

(18) Modifications to Development Standards¹⁸⁴

List any modifications to development standards that will be applied to the planned development. Any modifications to development standards shall be documented in the PD Plan and the PD Agreement with a clear basis for why the change is needed,

¹⁸⁴ This section requires that the PD Plan identify modifications to development standards that will be included in the PD district. As discussed in the LDC Assessment (p. II-55), it is recommended that the updated LDC limit certain the ability for applicants to modify certain standards of particular importance to the city. Table 3.12.2-A: PD District Development Standards Subject to Modification, lists the development standards that may be modified in a PD Plan, and identifies those development standards that may not be modified. It is proposed that modifications be limited for standards that play a critical role in managing stormwater and preserving natural areas, including the flood-resistant development standards, the environmental standards, and the new neighborhood compatibility standards that will be drafted as part of Installment 3 of this LDC.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.2. General Standards for All Planned Development Districts

how it supports the purpose of the planned development district, and how it supports high-quality development. Only development standards for which modifications are listed as permitted in Table 3.12.2-A: PD District Development Standards Subject to Modification, may be modified in the PD Plan.

Table 3.12.2-A: PD District Development Standards Subject to Modification

Standard		May be Modified in PD Plan
Section 5-121, City Code	Flood-Resistant Development	No [1]
Section 5.1	Access and Connectivity Standards	Yes
Section 5.2	Off-Street Parking and Loading Standards	Yes
Section 5.3	Landscaping, Buffering, and Screening Standards	Yes
Section 5.4	Tree Protection Standards	Yes
Section 5.5	Exterior Lighting Standards	Yes
Section 5.6	Fence and Wall Standards	Yes
Section 5.7	Form and Design Standards	Yes
Section 5.8	Signs	Yes
Section 5.9	Neighborhood Compatibility Standards	No
Section 5.10	Environmental Standards	No
Section 5.11	Sustainable and Resilient Development Requirements	No
Section 5.12	Sustainable and Resilient Development Incentives	Yes
Article 6	Subdivision Standards	Yes

NOTES:

- [1] Standards in Section 5-121, the floodplain management ordinance, may be modified in accordance with the standards and procedures in Section 5-121, but cannot be modified separately through the PD Plan process.

(19) Conversion Schedule

If applicable, a conversion schedule shall be included. The conversion schedule shall identify the extent to which one type of use may be converted to another type of use and the methodology that will be used to determine the conversion.

B. PD Agreement

A PD Agreement is also a required component for the establishment of a PD-A district and is optional for a PD district. It includes all terms and conditions relating to the approval of the district, including monitoring rules, phasing rules (where relevant), requirements for how mitigation will occur, and how public facilities will be provided to serve the planned development. A PD Agreement shall include, but not be limited to:

- (1) Conditions related to approval of the application for the individual PD district classification;
- (2) Conditions related to the approval of the PD Plan, including any conditions related to the form and design of development shown in the PD Plan;
- (3) Provisions addressing how public facilities (pedestrian and bicycle, other transportation, potable water, wastewater, stormwater management, and other

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.3. PD-A: Planned Development–Alternative

public facilities) will be provided to accommodate the proposed development. This shall include, but not be limited to:

- (a) Recognition that the applicant/landowner will be responsible for designing and constructing or installing required and proposed on-site public facilities in compliance with applicable city, state, and federal regulations; and
- (b) The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities, in compliance with applicable city, state, and federal regulations;
- (4) Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);
- (5) Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD district;
- (6) The development phasing plan, described in subsection A(16) above;
- (7) The conversion schedule, described in subsection A(19) above; and
- (8) Any other provisions the City Council determines are relevant and necessary to the development of the Planned Development district.

3.12.3 PD-A: Planned Development–Alternative

A. Purpose

The purpose of the PD-A: Planned Development–Alternative district, is to provide increased flexibility for land development like the PD district, but for larger-scale projects that integrate multiple uses, are developed over multiple phases, and that, due to their size and phasing provides, development that cannot reasonably be achieved through base zoning districts.

B. Use Standards¹⁸⁵

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. Only those uses identified as permitted in the PD Plan are permitted in the district.

NOTE

This draft includes a new requirement for a minimum area of 10 acres for development that is proposed to be rezoned to a PD-A district, and a minimum area of two acres for development that is proposed to be rezoned to a PD district. The purpose of these limitations on what land can be rezoned to a PD-A or PD district is to encourage the use of the updated base zoning districts included in this ordinance. Updates to the zoning districts, along with the updates to the development standards that will be drafted as part of Installment 3 of the updated LDC, are intended to make it feasible to develop within the base districts without using PD/site-plan controlled districts on small pieces of property, such as individual lots in an established neighborhood. As with the other standards in this ordinance, feedback will be used to determine any changes that should be made to future drafts.

¹⁸⁵ Only uses listed as allowed in a PD district in the principal, accessory, and temporary use tables and that are listed in the PD Plan are permitted in a PD district.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.3. PD-A: Planned Development–Alternative

C. Intensity and Dimensional Standards¹⁸⁶

Development in the PD-A district shall comply with the standards in Table 3.12.3-A: PD-A District Intensity and Dimensional Standards.

Table 3.12.3-A: PD-A District Intensity and Dimensional Standards			
Standard			Value
	Development Standards		All Uses
	District area, min (acres)		10 [1]
	Lot Dimensions		All Uses
	Density, max		In accordance with comprehensive plan
	Floor Area Ratio, max		In accordance with comprehensive plan
	Lot width, min (ft)		To be established in PD Plan
	Height, max (ft)		To be established in PD Plan
Building Setbacks, min (ft)			
	Front		To be established in PD Plan
	Side		To be established in PD Plan
	Rear	Interior Lot	To be established in PD Plan
		Corner Lot	To be established in PD Plan

min = minimum max = maximum ft = feet

D. Additional Standards¹⁸⁷

Following approval of a zoning map amendment to a PD-A district, in accordance with Section 2.5.6, Planned Development Zoning Map Amendment, no development shall take place on the site until a detailed site plan for all or the part of the PD-A site that is being developed has been approved, in accordance with Section 2.5.31, PD Detailed Site Plan.

¹⁸⁶ The minimum district area requirement is new and intended to limit the use of the multi-phased PD projects for larger developments.

¹⁸⁷ This carries forward the requirement for a detailed site plan prior to the commencement of any development on land zoned to a PD-A district, in Section 27-228(d)(3) of the current LDC. Details of the site plan approval process will be carried forward in Section 2.5.31, PD Detailed Site Plan.

Article 3: Zoning Districts

Section 3.12. Planned Development Districts

3.12.4. PD: Planned Development

3.12.4 PD: Planned Development¹⁸⁸

A. Purpose

The purpose of the PD: Planned Development district, is to provide increased flexibility for land development and achieve a high quality of development that achieves city goals and supports adequate provision of public facilities of services. Substantial flexibility is provided with an expectation that development quality will surpass what is otherwise achievable through base zoning districts.

B. Use Standards¹⁸⁹

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. Only those uses identified as permitted in the PD Plan are permitted in the district.

C. Intensity and Dimensional Standards

Development in the PD district shall comply with the standards in Table 3.12.4-A: PD District Intensity and Dimensional Standards.

Table 3.12.4-A: PD District Intensity and Dimensional Standards			
Standard			Value
	Development Standards		All Uses
	District area, min (acres)		2 ¹⁹⁰
	Lot Dimensions		All Uses
	Density, max		In accordance with comprehensive plan
	Floor Area Ratio, max		In accordance with comprehensive plan
	Lot width, min (ft)		To be established in PD Plan
	Height, max (ft)		To be established in PD Plan
	Building Setbacks, min (ft)		
	Front		To be established in PD Plan
	Side		To be established in PD Plan
	Rear	Interior Lot	To be established in PD Plan
		Corner Lot	To be established in PD Plan

min = minimum max = maximum ft = feet

¹⁸⁸ This carries forward the PD district, which is intended to provide flexible development that better achieves city goals and provides higher-quality development than would be achieved by development in a base zoning district.

¹⁸⁹ Only uses listed as allowed in a PD district in the principal, accessory, and temporary use tables and that are listed in the PD Plan are permitted in a PD district.

¹⁹⁰ New threshold requirement for PD districts, to require smaller-scale development to apply for one of the updated base zoning districts and reduce the use of PDs to rezone small individual parcels within existing neighborhoods.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.1. General Overlay District Standards

Section 3.13. Overlay Districts

Section 3.13, Overlay Districts, carries forward the existing overlay districts in the current LDC. The standards have been comprehensively reorganized to provide increased clarity. In particular, legal descriptions of the overlay districts have not been carried forward, the review procedures will be consolidated with the development review and approval procedures in Article 2, and detailed development application requirements have been pulled out.

Some of the standards in the overlay districts are similar. They have been carried forward in this draft. When the general site development standards are developed in Article 5: Development Standards, as part of Installment 3 of the updated LDC, some of the standards that have been found to work well in the overlay districts may be applied as general development standards in the city and will be removed from the overlay district standards. For example, there are specific standards relating to the amount of off-street parking that is required to be provided, which may be addressed in Section 5.2, Off-Street Parking and Loading Standards. Any such changes will be reflected in future drafts of Section 3.13 and will be identified in the footnotes.

3.13.1 General Overlay District Standards

A. Purpose

The purpose and intent of overlay zoning districts are to provide supplemental standards with respect to special areas, land uses, or environmental features that supersede the standards of the underlying base zone district.

B. Conflicting Standards

If there is a conflict between any base zoning district and overlay district regulations, the overlay district regulations shall control, unless expressly stated to the contrary.

C. Classification of Overlay Districts

Land shall be classified or reclassified into an overlay zone district only in accordance with the procedures and standards in Section 2.5.8. Designation or Modification of Overlay District.

3.13.2 Establishment of Overlay Districts

The overlay zoning districts established in this LDC are listed in Table 3.13.2-A: Established Overlay Districts.

Table 3.13.2-A: Established Overlay Districts	
Districts	Section
SHC-O: South Howard Commercial Overlay	3.13.3
NTC-O: New Tampa Commercial Overlay	3.13.4
W-O: Westshore Overlay	3.13.5
ET-O: East Tampa Overlay	3.13.6
WT-O: West Tampa Overlay	3.13.7
PE-O: Parkland Estates Overlay	3.13.8
KB-O: Kennedy Boulevard Overlay	3.13.9
TH-O: Tampa Heights Overlay	3.13.10

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.3. SHC-O: South Howard Commercial Overlay

3.13.3 SHC-O: South Howard Commercial Overlay¹⁹¹

A. Purpose¹⁹²

The purpose of the SHC-O: South Howard Commercial Overlay district, is to support the existing pedestrian-scale form of development, which includes predominantly smaller buildings (with eclectic architecture) that are oriented towards the street and placed on individual lots, rather than in larger shopping centers. District standards support this development configuration through form and design standards that emphasize rear/alley access and limit curb cuts on South Howard Avenue. Development in the SHC-O overlay district is intended to be compatible with surrounding neighborhood development.

One key change has been made to the applicability standards in each of the overlay districts. Today, development that is defined as “major renovation” is required to comply with all district standards. “Major renovation” is defined in the current LDC (and in this draft) to mean all development (including work within a structure) that costs more than 51 percent of the assessed value of the property. This has caused some challenges for redevelopment projects, which invest in existing structures and are then required to comply or obtain exceptions for other standards in the ordinance—for example, if a use does not have a parking lot that is in the correct location required in the overlay district, the parking lot would need to be moved or a design exception obtained. To streamline this kind of development, projects that include only interior work on existing structures have been wholly exempted from these standards.

B. Applicability¹⁹³

(1) General

- (a) The standards in this section apply to all new development and major renovation on land in the SHC-O district, except as provided in subsection (2) below.
- (b) Land in the SHC-O district that is also within the Hyde Park Local Historic district shall obtain a certificate of appropriateness, in accordance with Section 2.5.16, Certificate of Appropriateness, Major, through Section 2.5.19, Certificate of Appropriateness for Relocation or Demolition, Historic Properties, as applicable. Where there is a conflict between the standards in the LDC, SHC-O district, or the standards that apply in the Hyde Park Local Historic district, the more restrictive regulations shall apply.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure’s existing’s gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

¹⁹¹ Carries forward Sections 27-236(h)(11). Sec. 27-236(h)(8) of the current code was not carried forward at staff’s direction.

¹⁹² Builds on the purpose statement in Section 27-236(a) of the current LDC.

¹⁹³ The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.3. SHC-O: South Howard Commercial Overlay

C. Standards

(1) Streetscape Standards¹⁹⁴

- (a) A sidewalk at least six feet in width shall be provided along South Howard Avenue and be aligned and connected with adjacent sidewalks.
- (b) Each building entrance facing South Howard Avenue shall provide direct pedestrian access from the sidewalk along a pedestrian path at least five feet in width.
- (c) Along all pedestrian paths that provide access to building entrances and all adjacent streets, public rights-of-way, and areas: ¹⁹⁵
 - (1) Shade trees shall be provided; and
 - (2) Benches or other pedestrian amenities and awnings, arcades, balconies, overhangs, and similar site features that provide shelter, shade, and weather protection are recommended.
- (d) Encroachment into public rights-of-way is permitted, in accordance with Section 3.1.5C, Encroachments into Right-of-Way.¹⁹⁶

(2) Build-to Zone¹⁹⁷

- (a) All new buildings shall be oriented with the principal building façade in a build-to zone between 10 and 18 feet from the lot line along South Howard Avenue with a minimum of 70 percent of the linear width of the build-to zone occupied by the building façade, except as provided in subsection (b) below. The second and higher floors of a building may be built out to a lot line to create an arcade. Structural supports for the arcade may be located within the street side of the build-to zone, provided the arcaded areas are not enclosed or screened.
- (b) Only 50 percent of the linear width of the build-to zone is required to be occupied by the building façade if a courtyard occupies at least 15 percent of the linear width of the build-to zone and the courtyard is at least 20 feet deep and 20 feet in width.
- (c) If at least two-thirds (2/3) of the principal building façade is devoted to a courtyard, the remaining portion of the building may be built out to the lot line, subject to sight triangle requirements.

(3) Site Design¹⁹⁸

- (a) Outdoor dining areas are permitted within the front setback, arcaded areas, and open courtyards, and may be enclosed with a hedge or decorative fence or wall

¹⁹⁴ Carries forward Sections 27-236(h)(1), (h)(11) and (m). Requirement for direct pedestrian access via pedestrian path is new.

¹⁹⁵ The requirement for certain features along pedestrian paths is expanding to include all adjacent streets, public rights-of-way, and areas.

¹⁹⁶ At staff's direction, the role for the department of public works to approve encroachments into the public right-of-way in Sec. 27-236(m) is eliminated.

¹⁹⁷ Carries forward Sections 27-236(h)(4)-(5). Standards for minimum percent of linear width within build-to-zone is new to provide more guidance for landowners; minimum requirements for a courtyard are also new.

¹⁹⁸ Updates Section 27-236(h)(6) and carries forward Sec. 27-236(i)(3) of the current LDC. Clarification and cross slope requirement provided from staff.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.3. SHC-O: South Howard Commercial Overlay

no more than three feet in height. A clear path at least six feet in width is required along any sidewalk or pedestrian path adjacent to an outdoor dining area.¹⁹⁹

(b) Sidewalks shall:

- (1) Be at least five feet wide;
- (2) Continue uninterrupted across the mouth of all curb cuts and driveway aprons; and
- (3) Maintain a cross slope of two percent or less.

(4) Building Design²⁰⁰

(a) Principal Building Façade

The building façade that fronts South Howard Avenue shall be designated as the principal façade and shall comply with the following:

- (1) The principal entrance shall be located on the façade fronting South Howard Avenue or shall face onto a courtyard that opens onto South Howard Avenue.
- (2) Building façades facing South Howard Avenue that are greater than 100 feet wide shall incorporate at least one of the following articulation methods so that the width of uninterrupted façade does not exceed 30 percent of the total length of the front façade:²⁰¹
 - (A) Wall offsets (e.g., projections or recesses in the façade plane with a minimum depth of three feet);
 - (B) Changes in façade color or material; or
 - (C) Similar features that visually interrupt the wall plane horizontally.
- (3) Doors, windows, and other architectural features shall be used to break wall planes into smaller components. No more than 30 percent of the total area of the front façade may lack architectural detail.
- (4) At least 20 percent of the total area of the façade on a building's ground-level floor, as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor, shall be occupied by windows or other transparent materials.

(b) Parking Structures

The ground-level floor of parking structures with frontage on South Howard Avenue shall consist of commercial uses. Vehicles shall access and egress the parking structure from streets other than South Howard Avenue.

¹⁹⁹ At staff's direction, "removable" is removed from this subsection.

²⁰⁰ Reorganizes Sections 27-236(h)(2)-(3) and (i)(2). The restriction against 30 percent of "consecutive front façade" being without architectural detail has been changed to eliminate the word consecutive. Additional building design standards will be provided in Section 5.7, Form and Design Standards.

²⁰¹ These standards are new and build off of the current building design standards in Sec. 27-236(h).

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.3. SHC-O: South Howard Commercial Overlay

(5) Off-Street Parking and Loading²⁰²

- (a) Surface parking shall be placed to the side or rear of the principal building, to the maximum extent practicable. The use of on-street parking, in accordance with Section 5.2.<>, Off-Street Parking Alternatives, is encouraged.
- (b) Driveways connecting to South Howard Avenue shall be designed to minimize conflicts with pedestrians.

(6) Landscaping, Buffers, and Screening²⁰³

- (a) When surface parking is required between South Howard Avenue and the principal building:
 - (1) Parking lot perimeter landscaping, in accordance with Section 5.3.<>, Parking Lot Perimeter Landscaping, shall be provided.²⁰⁴
 - (2) New pedestrian amenities (e.g., street, trees, street furniture, decorative paver blocks, planters, etc.) shall be provided, in conjunction with required parking lot perimeter landscaping in subsection (1) above, along South Howard Avenue.²⁰⁵
- (b) Development shall provide a transitional buffer, in accordance with Section 5.3.<>, Transitional Buffers, except that the minimum width for a Type <> or Type <> transitional buffer shall be five feet when adjacent to other land within the SH-O district.²⁰⁶
- (c) Mechanical equipment and refuse receptacles shall be placed on a suitable slab, stored on private property, and screened from view of any right-of-way or residential use. The screening shall be 100 percent opaque and consist of materials that are compatible with the materials on the South Howard Avenue façade of the principal building.²⁰⁷

(7) Exterior Lighting²⁰⁸

Outdoor light fixtures shall complement the design of the buildings on the site.

²⁰² Carries forward Section 27-236(i). Reference to Sec. 22-315 of the county code was removed at staff's direction.

²⁰³ Carries forward standards in Sections 27-236(h)(10) and (k). The landscaping standards in subsection (1) call for "increased landscape buffering" and are not included; they will be revisited when the general parking lot landscaping standards are developed in Section 5.3, Landscaping, Buffering, and Screening Standards.

²⁰⁴ The current standards suggest one tree for every 20 linear feet of vehicular use area, and a screen with the exception that plantings be done at 30 inches on center. This will be updated when the development standards are drafted.

²⁰⁵ At staff's direction, the need for an applicant to provide additional pedestrian amenities is revised to be required and new language is added.

²⁰⁶ The current regulations states that a 10 and 15 foot buffer typically required is reduced to 5 feet in the district. This will be updated when the development standards are drafted.

²⁰⁷ The requirement for refuse receptacles to be accessible for service by the Solid Waste Department was not carried forward, as standards for solid waste are addressed elsewhere in the City Code.

²⁰⁸ Carries forward Section 27-236(h)(9).

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.3. SHC-O: South Howard Commercial Overlay

(8) Drive-Through Facilities²⁰⁹

- (a) Drive-through windows, menu boards, and queuing lanes shall not be located between the front building façade and South Howard Avenue.
- (b) Drive-throughs shall be designed to minimize impact to pedestrian traffic on South Howard Avenue.

(9) Signs²¹⁰

(a) Purpose

The purpose of the SHC-O sign regulations is to improve the visual quality of signage within the overlay district by permitting unique signage that reflects the special character of the South Howard area, while maintaining a non-intrusive pedestrian environment.

(b) Standards

- (1) A use or lot that is permitted to have more than one wall sign, in accordance with Section 5.8, Signs, shall maintain at least 10 feet of separation between signs abutting at the corner of a building and a minimum separation of four feet between signs on the same façade.
- (2) Wall or awning signs shall not exceed one-half square foot of sign area for each linear foot of building frontage or 25 square feet, whichever is less, and sign text shall not exceed 12 inches in height.
- (3) Pylon signs are prohibited.
- (4) Ground mounted signs shall have a maximum of 15 square feet of sign area per sign face and a maximum height of six feet.²¹¹
- (5) In addition to any other signs permitted in this section, and in accordance with Section 5.8, Signs, the principal entry of each business shall be permitted one non-illuminated marquee sign, in accordance with the following:
 - (A) The sign shall not exceed four feet in length, one foot in height, and six inches in thickness;
 - (B) The sign shall be located under an awning at least seven feet above the sidewalk and be installed at an angle perpendicular to the exterior wall; and
 - (C) Text shall not exceed six inches in height.
- (6) Signs shall not be internally illuminated.

²⁰⁹ Carries forward Section 27-236(h)(7). Staff and the consultant team will continue to evaluate whether drive-through facilities should be permitted in SHC-O and, if they are permitted, whether additional design requirements in the overlay district are needed.

²¹⁰ Carries forward Section 27-236(l). These standards will be updated when the general sign standards in Section 5.8, Signs, are drafted.

²¹¹ Compliance with the sight triangle (Section 27-283.5 in the current LDC) is required generally and has not been carried forward.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.4. NTC-O: New Tampa Commercial Overlay

3.13.4 NTC-O: New Tampa Commercial Overlay²¹²

A. Purpose²¹³

The purpose of the NTC-O: New Tampa Commercial Overlay district, is to promote and preserve the district's existing configuration of commercial and multifamily development. District standards maintain the established sense of place through form and design, landscaping, vehicular management, and sign standards. These standards promote compatibility between commercial and residential developments and growth in the district that is aesthetically pleasing, conducive to a pedestrian friendly environment, and supportive of community and open spaces.

B. Applicability²¹⁴

(1) General

The standards in this section apply to all nonresidential and multifamily development and major renovation on land in the NTC-O district, except as provided in subsection (2) below. Where there is a conflict between the standards in this LDC and the NTC-O district, the more restrictive regulations shall apply.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing's gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Standards²¹⁵

(1) Site Design²¹⁶

Development with multiple buildings on the same site shall provide sidewalks or pedestrian paths between individual tenants and buildings and connections to adjacent properties. Sidewalks shall:

- (a) Be at least five feet in width;
- (b) Continue uninterrupted across the mouth of all curb cuts and driveway aprons;
and

²¹² Carries forward Section 27-237. Staff and the consultant team will continue evaluating whether the NTC-O should remain as it currently exists given that the New Tampa area is built out.

²¹³ Carries forward and consolidates Sections 27-237(a) and (c).

²¹⁴ Carries forward Section 27-237(d) and simplifies the resolution of conflicts between an adopted site plan (PD) district and these regulations. The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

²¹⁵ Section 27-237(k) has not been carried forward at this time. It includes standards for access management and curb cuts, notes that curb cuts in the University North District are limited to curb cuts included in approved site master plans, development orders, and DRIs, notes requirements for additional curb cuts on other arterial or collector streets, and states that any proposed new access points will be considered to be an amendment to a site master plan or DRI and require approval by the City Council. Staff and the consultant team will continue to evaluate how this should be integrated into the overlay district standards or whether it should be addressed elsewhere.

²¹⁶ Carries forward Section 27-237(f)(9), removes reference to sidewalk standards in Section 22-315 of the City Code. The general development standards will require sidewalks along property frontages so that standards has not been repeated here. Clarification and cross slope requirement provided from staff.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.4. NTC-O: New Tampa Commercial Overlay

- (c) Maintain a cross slope of two percent or less.

(2) Building Design²¹⁷

- (a) Façades visible at ground level from a public right-of-way or an adjacent parcel shall be architecturally finished using brick, stucco, textured concrete masonry units, or similar material.
- (b) Architectural features, such as doors, windows, or similar elements shall be used on façades visible at ground level from a public right-of-way to visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 30 percent of the total length of the façade.

(3) Landscaping, Buffers, and Screening²¹⁸

(a) General Landscaping Standards²¹⁹

- (1) Landscaping, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards, shall be provided in all areas not covered by buildings, parking, paving, or special landscape features. No more than 30 percent of the area shall be planted with grass species. The remaining area shall be landscaped with shrubs or other ground covers. The use of native plant species and xeriscaping are recommended.
- (2) The only permitted grass species are Hybrid Bermuda or St. Augustine, except that in retention/detention areas, drainage areas, and wetland setback/mitigation areas, Bahia grass may be used.²²⁰
- (3) Shade trees used to meet landscaping requirements shall have a minimum caliper of four inches.

(b) Parking Lot Buffering²²¹

A landscape buffer shall be provided between parking lots and public rights-of-way, in accordance with the following:

- (1) The buffer shall have an average width of 15 feet and a minimum width of 10 feet at any point; and

²¹⁷ Carries forward Sections 27-237(f)(4) and (5). The restriction in Section 27-237(f)(5) against 30 percent of “consecutive front façade” being without architectural detail has been changed to eliminate the word consecutive.

²¹⁸ This section may be updated when the general standards in Section 5.3, Landscaping, Buffering, and Screening Standards, are drafted. References to the relevant standards will be added where placeholders are included.

²¹⁹ Carries forward Sections 27-237(g)(2) and (3). The provision in Section 27-237(g)(4) for trimming/pruning is required generally and has not carried forward. Consultant team is working with staff to better define “special landscape features.”

²²⁰ It is interpreted that Hybrid Bermuda or St. Augustine are the only grass species permitted, except that Bahia grass can be used in some additional areas as well.

²²¹ Carries forward Section 27-237(g)(1). However, compliance with the sight triangles (Section 27-283.5 in the current LDC) is required generally and has also not been carried forward. Staff and the consultant team will continue evaluating whether the current NTC-O parking lot buffer standards align with New Tampa’s suburban nature and the purpose of the overlay district. Standards may be consolidated with the general parking lot landscaping standards in Section 5.3, Landscaping, Buffering, and Screening Standards.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.4. NTC-O: New Tampa Commercial Overlay

- (2) A landscaped berm with a planted and maintained height of at least four feet composed of at least 18 inches of berm, with the remaining height difference landscaped, shall be provided in the buffer; and
- (3) All landscaping shall be 80 percent opaque at maturity.²²²

(c) Screening²²³

- (1) Mechanical equipment and outdoor storage uses shall be screened with fully opaque material that is compatible with the materials used on the façade of the principal building.
- (2) Rooftop equipment, other than vents and stairwell accesses, that is visible at ground level from the centerline of an abutting public right-of-way shall be screened from view with parapet walls, screens, or similar building elements or design features.
- (3) Retention ponds or similar facilities smaller than five acres that are visible at ground level from a public right-of-way or adjacent parcel shall be screened from view by existing natural vegetation, new landscaping, or a combination of both, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards. Those facilities not screened shall contain a design feature, such as a fountain, reflecting pool, or similar fixture.

(4) Utilities²²⁴

New utility lines shall be installed underground. It is recommended that existing above-ground utility lines be relocated underground during redevelopment.

(5) Exterior Lighting²²⁵

- (a) Cobra head style lighting shall not be used in public areas adjacent to buildings, including, but not limited to, entryways, courtyards, and parking lots.
- (b) Illuminated tubing, such as neon or similar materials, shall not line more than 20 linear feet of a building, fence, or similar structure, or enclose an area larger than 20 square feet.

²²² The requirement for a certain opacity and how maturity is determined will be further refined once general landscaping standards are drafted. In particular, requirements for number of plants and required spacing may be used to provide greater certainty as to what is required in plantings

²²³ Carries forward Sections 27-237(f)(7), (8), and (10). Provisions for “similar features” to retention ponds and using a combination of existing vegetation and new landscaping were added to the language in Section 27-237(f)(10). Additionally, a provision for relocating existing utility lines underground was included with the language in Section 27-237(i)

²²⁴ Carries forward Sec. 27-237(i) of the current code under a separate heading, as directed by staff.

²²⁵ Carries forward Sections 27-237(f)(6) and (11). This section may be updated when the general standards in Section 5.5, Exterior Lighting Standards, are drafted. Staff and the consultant team will continue evaluating whether LED lighting standards are appropriate in this overlay district.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.4. NTC-O: New Tampa Commercial Overlay

(6) Fences and Walls²²⁶

- (a) Block fences and walls visible at ground level from a public right-of-way or adjacent parcel shall be architecturally finished using brick, stucco, textured concrete masonry units, or similar material. All other walls or block fences shall be painted or finished.
- (b) Chain link fences, including vinyl-clad, are prohibited.

(7) Drive-Through Facilities²²⁷

Drive-through windows shall be located in side or rear yards and shall not be located between a building and a street.

(8) Vehicle Repair Uses²²⁸

- (a) Service bay entrances shall not be visible from any arterial or collector roadway.
- (b) All repair services shall be performed inside a fully enclosed area of the building the use is located in.

(9) Signs²²⁹

(a) Purpose

The purpose of the NTC-O sign standards is to establish a coordinated graphic program in the overlay district that provides for occupant identification and directional communication, while allowing the creation of unique and informative signs.

(b) Standards²³⁰

- (1) Ground mounted signs, other than those for multiple occupancy groups, shall comply with the following:
 - (A) The sign shall be set back at least five feet from each property line;
 - (B) Each sign face shall not exceed 50 square feet of display area;
 - (C) The total sign height shall not exceed 10 feet and the base of the sign shall extend from ground level to the final sign height without any openings; and²³¹

²²⁶ Carries forward Sections 27-237(f)(3) and (4). This section may be updated when the general standards in Section 5.6, Fence and Wall Standards, are drafted. At staff's direction, the allowance for vinyl-clad chain link fencing is removed.

²²⁷ Carries forward Section 27-237(f)(1).

²²⁸ Carries forward Section 27-237(f)(2). The use was revised from "automotive repair and service businesses" to "vehicle repair uses" to better align with the new Principal Use Table. This may be relocated to the use-specific standards for the relevant uses.

²²⁹ Carries forward Section 27-237(h). Updated reference to "platted subdivision" to "residential subdivision." These standards will be updated when the general sign standards in Section 5.8, Signs, are drafted. Calculation of sign surface area (display area) will be carried forward from current LDC. Compliance with the sight triangle (Section 27-283.5 in the current LDC) listed in Section 27-237(h)(4) is required generally and has not been carried forward.

²³⁰ Staff and the consultant team will continue evaluating whether the allowable square footage of each sign type supports the purpose of these regulations in the NTC-O district.

²³¹ At staff's direction, the total sign height is revised to 10 feet.

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3.13.4. NTC-O: New Tampa Commercial Overlay

- (D) Signs shall be finished in a material or combination of materials consistent with the associated building.
- (2) Multiple occupancy groups permitted to have more than one ground mounted sign, in accordance with Section 5.8, Signs, may combine the entire permitted ground mounted sign allowance into a single ground mounted sign, in accordance with the following:
 - (A) The sign shall be set back at least five feet from each property line;
 - (B) The sign may be single or double faced and each sign face shall not exceed 210 square feet of display area; and
 - (C) The sign shall be 10 or less feet in height.²³²
- (3) No more than 25 percent of the total area of the sign face for awning and canopy signs shall contain shapes, letters, numbers, symbols, or illustrations and the sign shall not be illuminated unless it is constructed of opaque material.
- (4) The total display area of wall and mansard signs shall not exceed 150 square feet or one-and-a-half (1.5) square feet per linear foot of building frontage facing a public right-of-way, whichever is less.
- (5) Ground-mounted signs at each residential subdivision or multifamily development entrance shall be located on the site they apply to and shall not be internally illuminated if single-faced and located on opposite sides of the entrance drive.

(10) Public Transportation²³³

Public transportation facilities shall be provided along arterial or collector roadways and within commercial developments in coordination with the Hillsborough Area Regional Transit Authority.

²³² At staff's direction, the total sign height is revised to 10 feet.

²³³ Carries forward Section 27-237(j). This section may be relocated in future drafts.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.5. W-O: Westshore Overlay

3.13.5 W-O: Westshore Overlay

A. Purpose²³⁴

The purpose of the W-O: Westshore Overlay district, is to implement form-based design standards that support the continued transformation of the Greater Westshore Area into a hub of economic activity with pedestrian-oriented mixed-use development, including retail, commercial, and high density uses, while minimizing impacts to existing lower-density residential development within the district. District standards are intended to improve the public realm by enhancing pedestrian connections, improving hardscapes and landscaping, and establishing buffers between incompatible uses. These standards also incorporate Crime Prevention Through Environmental Design (CPTED) as a path to reducing crime, improving neighborhood and business environments, and enhancing the quality of life of residents.

B. Applicability²³⁵

(1) General

- (a) The standards in this section apply to all new development, major renovation, and changes of use on land in the W-O district, except as provided in subsection (2) below.
- (b) Existing surface parking and vehicular use areas shall be improved in accordance with subsection D(3) below when at least one of the following occurs:
 - (1) Redevelopment of the site is proposed;
 - (2) A site or grading permit is issued; or
 - (3) Pavement is replaced or repaired due to physical deterioration.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Street and Streetscape Standards

(1) General²³⁶

When roadway improvements are required within the W-O district, landscaping and irrigation valued at one percent or more of the total cost of the improvements shall be provided within or adjacent to the improvement area, subject to approval by the City of Tampa.

²³⁴ Carries forward and consolidates portions of Sections 27-238(c) and (g).

²³⁵ Carries forward Sections 27-238 (d) and (g)(5)(a). The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

²³⁶ Carries forward Section 27-238(j). Staff and the consultant team will continue to evaluate how this standard is implemented, where it is applied, and how it is managed.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.5. W-O: Westshore Overlay

(2) Street Classifications²³⁷

Streets in the W-O district are assigned one of four classifications, in accordance with Table 3.13.5-A: W-O Street Classifications.

Table 3.13.5-A: W-O Street Classifications	
Classification	Street
Priority Pedestrian Streets	Westshore Boulevard
	Cypress Street
	Lois Avenue
	Spruce Street (segments not regulated by the state)
	Himes Avenue
Regional Corridors	Kennedy Boulevard
	Dale Mabry Highway
	Boy Scout Boulevard
	Hillsborough Avenue
	Spruce Street (segments regulated by the state)
Local Commercial Streets	Columbus Drive
	All streets not classified as Priority Pedestrian Streets or Regional Corridors that are classified as arterial, collector, or neighborhood collector in the City's Functional Classification Roadway Map
Neighborhood Streets	All local streets

(a) Priority Pedestrian Streets

Priority pedestrian streets serve as the W-O district pedestrian network's core. These streets facilitate significant pedestrian movement and connect key destinations within the district. An illustration of the desired streetscape for Westshore Boulevard is provided in Figure 3.13.5-A: Westshore Boulevard Streetscape. An illustration of the desired streetscape for all other priority pedestrian streets is provided in Figure 3.13.5-B: Streetscape for Priority Pedestrian Street.

²³⁷ Carries forward the street classifications listed in Table 238.1 and the streetscape figures in Tables 238.2a, 238.2b, 238.2c, 238.2d, and 238.2e. Provides general descriptions of each street classification. Standards in the tables have been reorganized throughout this section for clarity.

Figure 3.13.5-A: Westshore Boulevard Streetscape

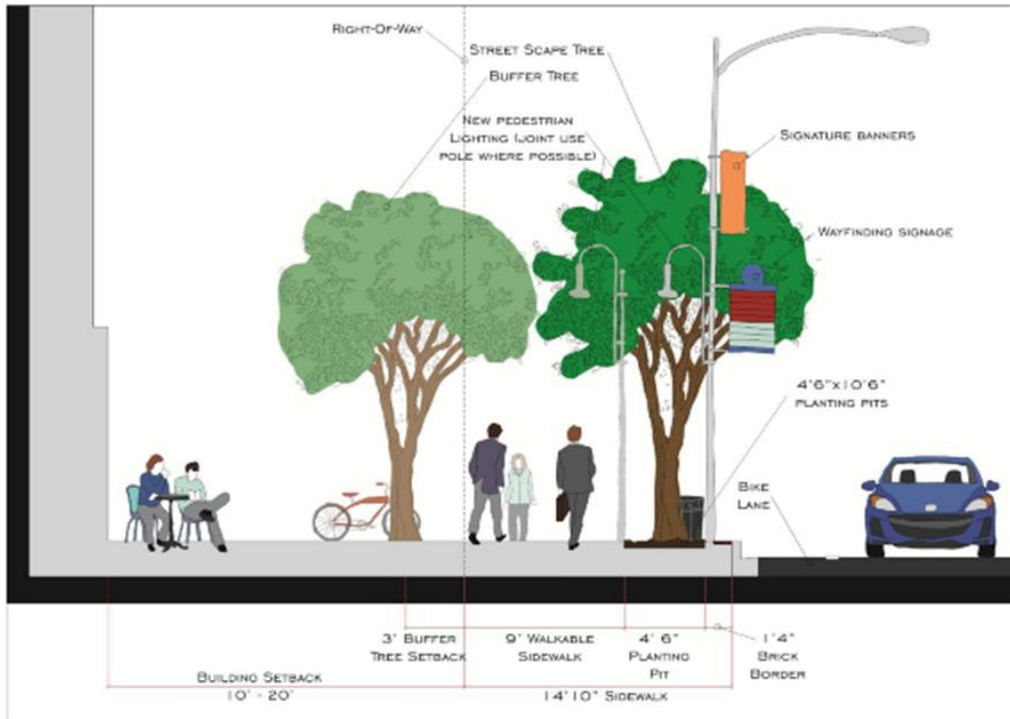
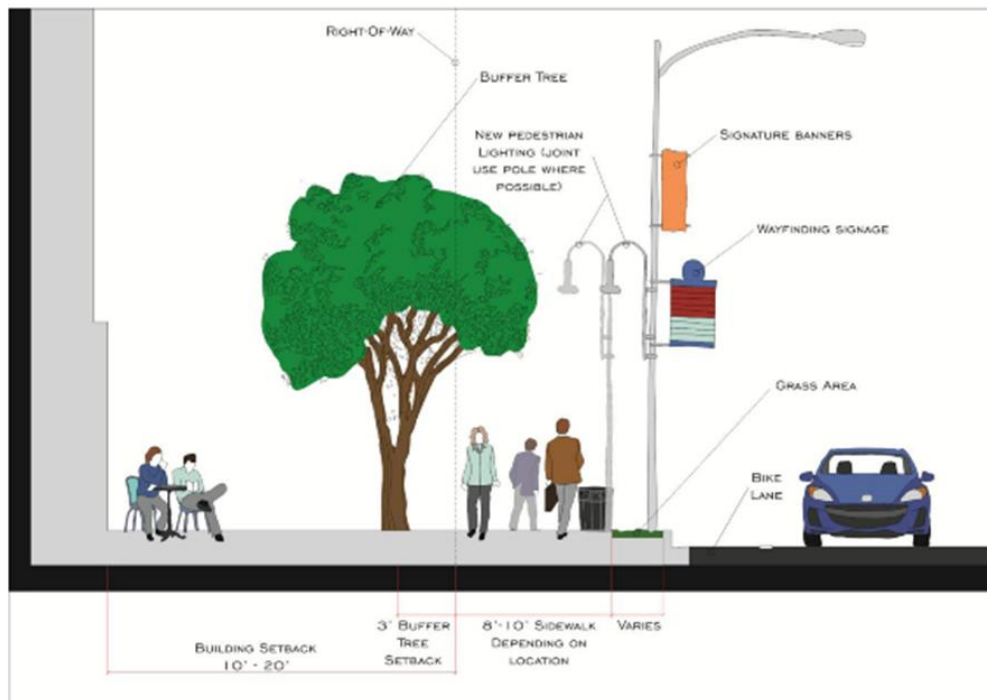


Figure 3.13.5-B: Streetscape for Priority Pedestrian Street



(b) Regional Corridors

Regional corridors serve as gateways into the Greater Westshore Area. These streets experience substantial amounts of pedestrian traffic from office and

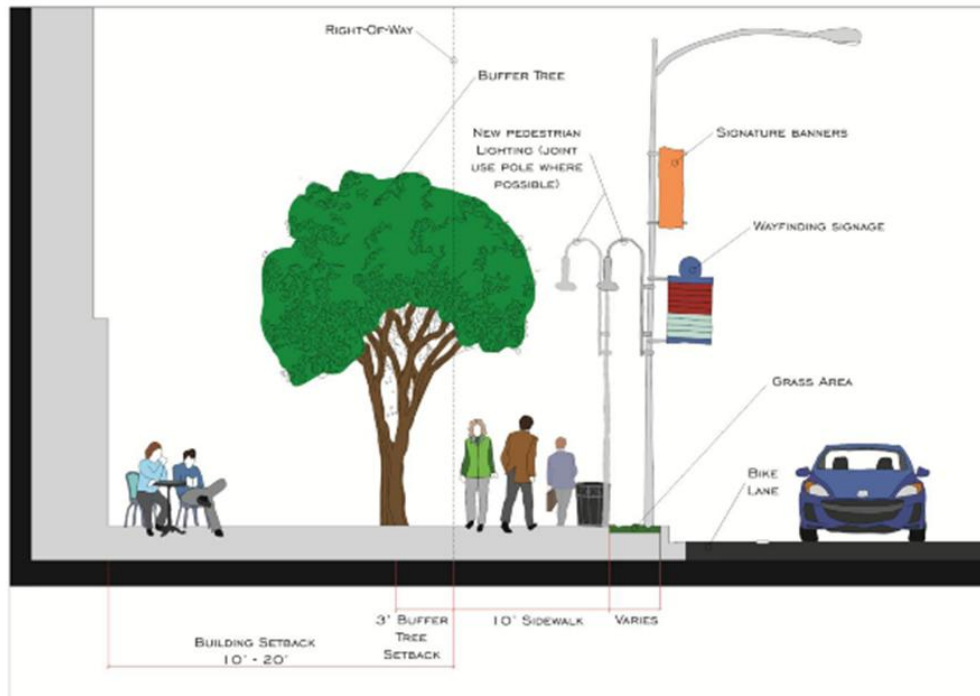
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commercial development. An illustration of the desired streetscape is provided in Figure 3.13.5-C: Streetscape for Regional Corridor.

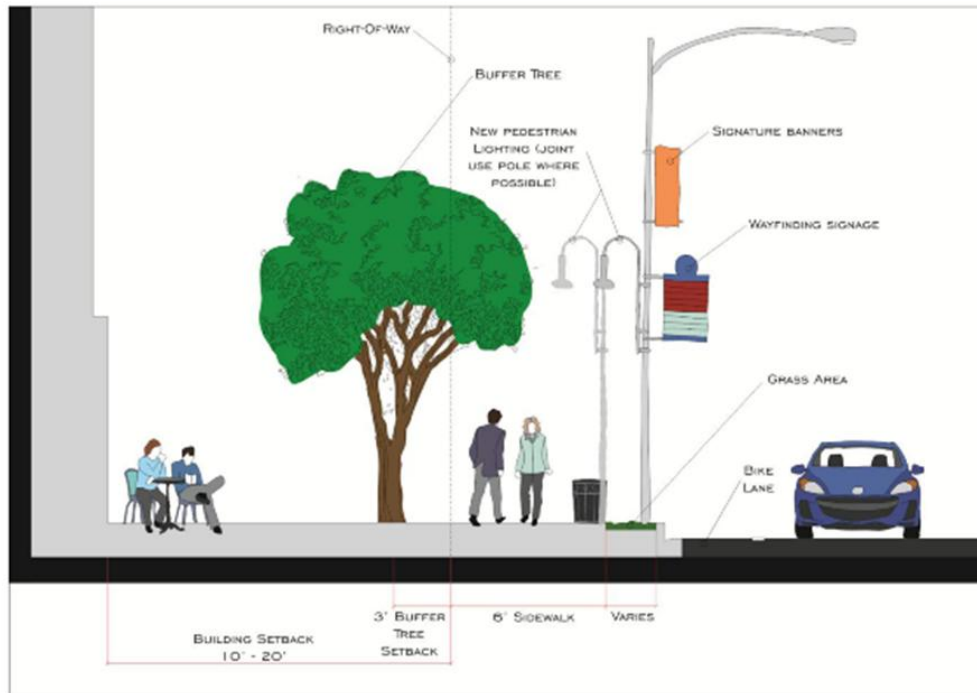
Figure 3.13.5-C: Streetscape for Regional Corridor



(c) Local Commercial Streets

Local commercial streets internally connect the Greater Westshore Area. An illustration of the desired streetscape is provided in Figure 3.13.5-D: Streetscape for Local Commercial Street.

Figure 3.13.5-D: Streetscape for Local Commercial Street



(d) Neighborhood Streets

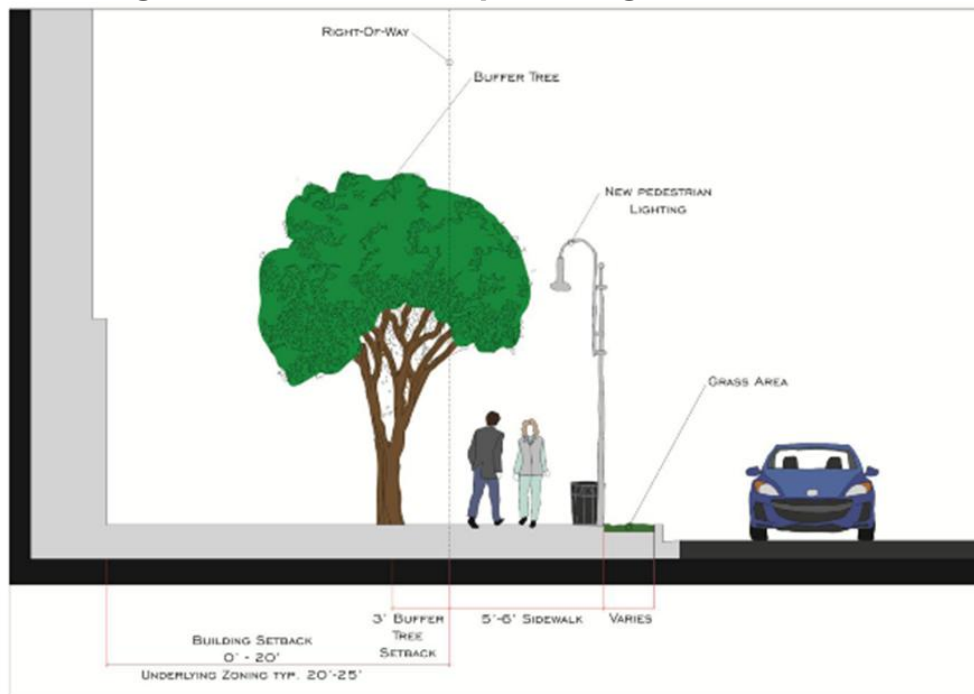
Neighborhood streets form the fabric of the pedestrian realm and serve the Greater Westshore Area's residential neighborhoods. These streets are small scale and support pedestrian activity. An illustration of the desired streetscape is provided in Figure 3.13.5-E: Streetscape for Neighborhood Street.

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Figure 3.13.5-E: Streetscape for Neighborhood Street



(3) Streetscape Standards

(a) Sidewalks²³⁸

- (1) Sidewalks shall be provided along all street types, regardless of the width of the public right-of-way, in accordance with Table 3.13.5-B: W-O Sidewalk Width. Where necessary, sidewalks may be constructed within any portion of the building setback area.

Table 3.13.5-B: W-O Sidewalk Widths

Street Classification	Width, min (ft)
Priority Pedestrian Streets	8 [1]
Regional Corridors	10
Local Commercial Streets	6
Local Streets	5 - 6

ft = feet min = minimum

NOTES

- [1] The minimum width of sidewalks on Westshore Boulevard shall be 14 feet 10 inches, including one foot four inches of brick edging. The minimum width of sidewalks on Cypress Street shall be 10 feet.

²³⁸ Carries forward the standards for sidewalks in Tables 238.2a, 238.2b, 238.2c, 238.2d, and 238.2e, the sidewalk graphics in Table 238.2a, and Sections 27-238(g)(3)(a)(1) and (3).

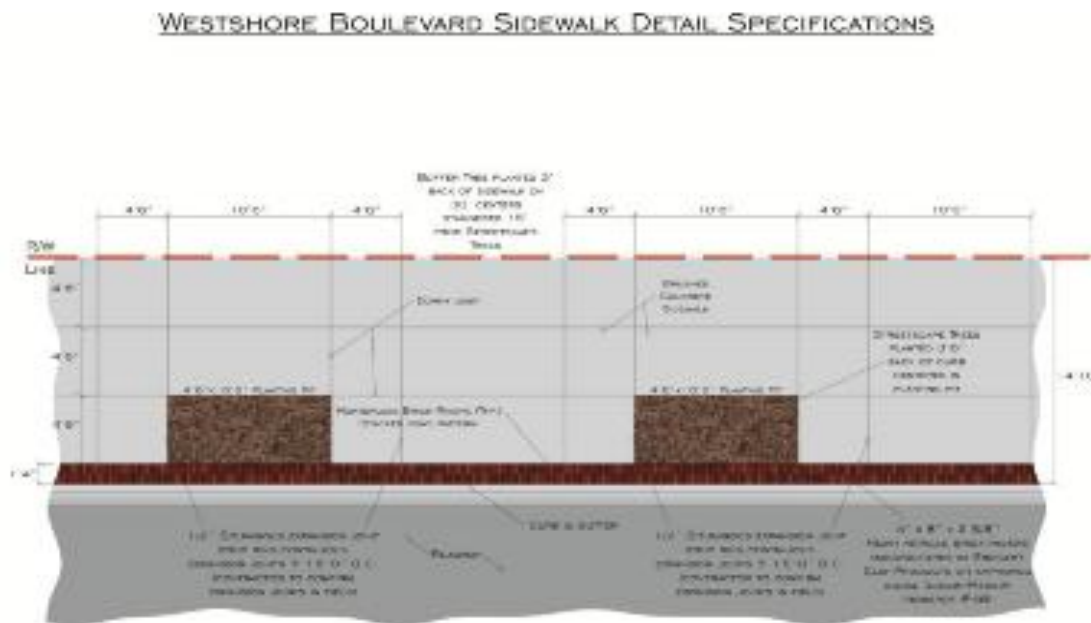
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- (2) Sidewalks along Westshore Boulevard shall be made with scored concrete and textured paving bricks with bricks laid perpendicular in a one foot four-inch-wide strip parallel to the curb line of Westshore Boulevard, as shown in Figure 3.13.5-F: Westshore Boulevard Paving Brick Specifications. All other sidewalks shall be constructed in accordance with city standards.

Figure 3.13.5-F: Westshore Boulevard Paving Brick Specifications



(b) Street Trees²³⁹

Street trees shall be provided along Westshore Boulevard three-and-a-half (3.5) feet from the back of the curb within a four-and-a-half (4.5) foot by 10.5 foot planting area. Each tree shall be planted 30 feet on center with required buffer trees placed at staggered intervals, as shown in Figure 3.13.5-G: Westshore Boulevard Sidewalk Plan. At the time of planting, each tree shall be at least 100-gallons, or equivalent, with a minimum caliper of six inches and a 10-to-12-foot spread.

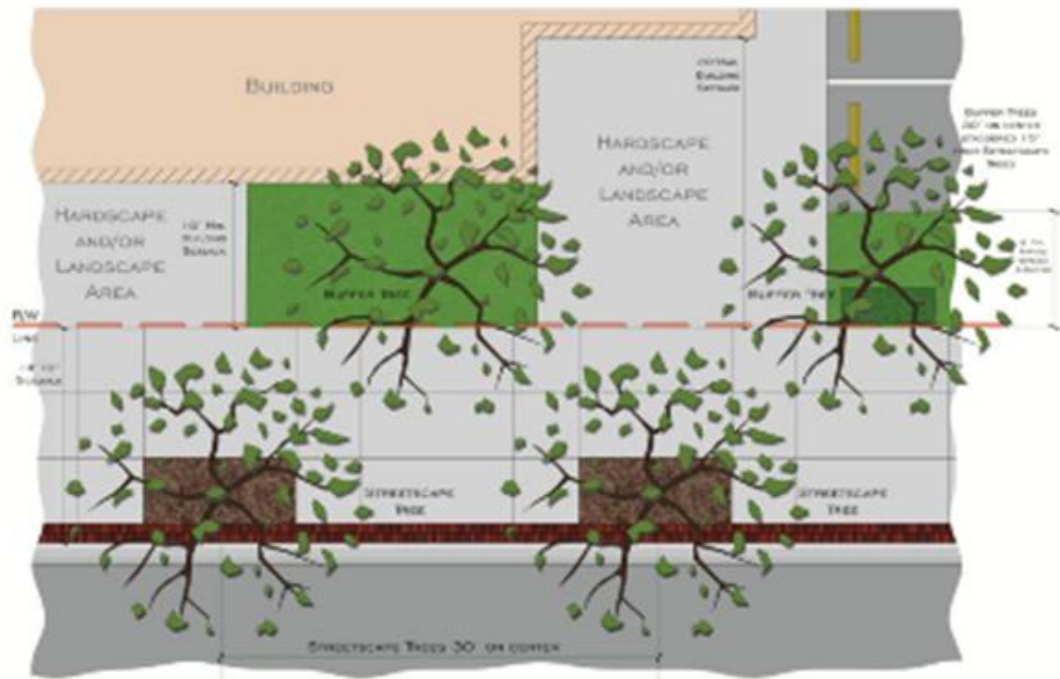
²³⁹ Carries forward the street tree standards in Table 238.2a and Sections 27-238(g)(3)(b)(1), (3), and (4). Section 27-238 (g)(3)(b)(2) was not carried forward as specific tree species will be addressed in general landscaping standards.

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Figure 3.13.5-G: Westshore Boulevard Sidewalk Plan



(c) Buffer Trees²⁴⁰

- (1) Buffer trees shall be provided three feet behind the sidewalk along all streets when the available setback area is at least six feet in width.
- (2) Each tree shall be planted 30 feet on center. Along Westshore Boulevard, buffer trees shall be staggered with required street trees, as shown in Figure 3.13.5-G: Westshore Boulevard Sidewalk Plan, unless the available setback area is less than six feet in width.²⁴¹
- (3) Each buffer tree along any street other than Westshore Boulevard shall be at least 100-gallons, or equivalent, with a minimum caliper of four inches and an eight to 10-foot spread at the time of planting. Along Westshore Boulevard, each tree at the time of planting shall be at least 100-gallons, or equivalent, with a minimum caliper of six inches and a 10-to-12-foot spread.

(d) Pedestrian Lighting

Pedestrian lighting along Kennedy Boulevard shall comply with the Kennedy Boulevard Overlay lighting standards in Section 3.13.9C(6), Exterior Lighting.

²⁴⁰ Carries forward the buffer tree standards in Tables 238.2a, 238.2b, 238.2c, 238.2d, and 238.2e and Sections 27-238(g)(3)(b)(1), (3), and (4) and (c)(1), (3), and (4). Sections 27-238(g)(3)(b)(2) and (c)(2) were not carried forward as specific tree species will be addressed in general landscaping standards. The parking lot screening standards will be replaced with the general parking lot landscaping standards. As a note, graphics and regulatory text will be aligned by staff and the consultant team before final drafting.

²⁴¹ Staff and the consultant team will continue to evaluate the buffer tree planting and spacing requirements along Westshore Boulevard.

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D. Development Standards²⁴²

(1) Site Design²⁴³

- (a) All buildings in the W-O district shall comply with the standards in Table 3.13.5-C: W-O Dimensional Standards.

Table 3.13.5-C: W-O Dimensional Standards		
Standard	Street Classification	Value
Height, max	All	In accordance with Airport Zoning Regulations and Airport Height Zoning Map, as adopted and administered by the Hillsborough County Aviation Authority
Building Setbacks, min (ft)		
Build-to-zone, min max (ft)	Fronting all streets, except Neighborhood Streets	10 20 [1]
	Fronting Neighborhood Streets	Per underlying zoning district
Side	All	0
Corner	All	0
Rear	All	0

ft = feet min = minimum max = maximum

NOTES

[1] The maximum front build-to-line may be increased in accordance with subsection (b) below.

- (b) The maximum front build-to-line may be increased to 58 feet when all standards in subsection (3) below are met and building design features, including arrival amenities, such as porticos, visitor drop-off driveways, or similar features, or pedestrian amenity areas, such as courtyards, outdoor cafés, or similar features, are provided within the increased setback area. The initial 10 feet of the building setback, as measured from the right-of-way, shall maintain the existing grade of the adjacent right-of-way line.
- (c) Building entrances shall be oriented towards and accessible from the nearest public sidewalk.
- (d) Development with multiple buildings shall provide sidewalks or pedestrian paths between individual tenants and buildings with connections to adjacent properties. Sidewalks and pedestrian paths shall:
- (1) Be at least five feet in width;

²⁴² Drive-through standards have not been carried forward; they address the relationship between the drive-through facilities and single-family residential uses and will be addressed in Section 5.9, Neighborhood Compatibility Standards.

²⁴³ Carries forward Section 27-238(g)(4)(i), (n), and (s) and the notes under Tables 238.2a, 238.2b, 238.2c, 238.2d, and 238.2e. Clarification on Sec. 27-238(f)(9) of the current LDC and cross slope requirement provided from staff. A requirement for increased setbacks for height in excess of 30 feet has not been carried forward and will be addressed with the general standards in Section 5.9, Neighborhood Compatibility Standards.

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- (2) Continue uninterrupted across the mouth of all curb cuts and driveway aprons; and
- (3) Maintain a cross slope of two percent or less.
- (e) Mechanical equipment, outdoor storage uses, and refuse receptacles shall be at least 25 feet from any lot zoned for single-family residential use.
- (f) Parking lots shall be at least 30 feet from any pedestrian priority street, regional corridor, or local commercial street. Vehicular use areas shall be at least 25 feet from any lot zoned for single-family residential use.

(2) Building Design²⁴⁴

- (a) Architectural features, such as doors, windows, or similar elements, shall be used on front façades visible at ground level from a public right-of-way to visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 70 percent of the total length of the façade.
- (b) Principal building façades shall comply with the following:
 - (1) The principal building façade shall face a public right-of-way or plaza adjacent to and connected with a public sidewalk abutting a street; and
 - (2) At least 50 percent of the total area of the principal building façade on the ground-level floor fronting on and visible from a public right-of-way shall be occupied by windows or other transparent materials.
- (c) Façades visible from a public right-of-way or an adjacent lot shall be architecturally finished using brick, stucco, textured concrete masonry units, or similar material.
- (d) The ground-level floor of a parking structure within 20 feet of a priority pedestrian street shall consist of commercial uses.
- (e) Pedestrian amenities shall be provided adjacent to public areas, including, but not limited to, shade trees, public open space, water features, sitting areas and mass transit stops.

(3) Off-Street Parking and Loading²⁴⁵

- (a) New access points, curb cuts, or a combination of both may be approved for existing development in instances of public safety issues. Upon approval, the petitioner shall be responsible for any off-site or site-specific improvements necessary to complete the approved access points and curb cuts, including, but not limited to, signalization, turn lanes, and acceleration deceleration lanes. Transportation improvements accompanying an approval for new access points, curb cuts, or a combination of both shall not be creditable against multi-modal

²⁴⁴ Carries forward Sections 27-238(g)(4)(a) through (d) and (g) and (5)(c).

²⁴⁵ Carries forward Sections 27-238(g)(5)(b), (e), (i), and (j) and Note 1 under Tables 238.2a, 238.2b, 238.2c, 238.2d, and 238.2e.

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transportation impact fees, in accordance with Section 25-70 of the City Code.²⁴⁶

- (b) Pedestrian paths of contrasting color or materials shall be provided across the mouth of all curb cuts in parking lots.
- (c) At least 80 percent of surface parking required for a commercial use and all other surface parking, except parking for single-family residential uses, shall be located to the side or rear.²⁴⁷
- (d) All parking areas are encouraged to incorporate CPTED design principles.
- (e) Notwithstanding the loading berth standards in Section 5.2, Off-Street Parking and Loading Standards, a maximum of one loading berth per use shall be required for a use that requires a loading berth for receipt and distribution by vehicles of materials and merchandise.
- (f) When the maximum front build-to-line is increased, in accordance with subsection (1)(b) above, one row of parking spaces and accompanying drive aisle is permitted within the increased setback area. The remaining area shall be used for landscaping or tree planting.

(4) Landscaping, Buffers, and Screening

(a) Screening²⁴⁸

- (1) Mechanical equipment, outdoor storage uses, and refuse receptacles shall be screened from view from any public right-of-way or any lot zoned for single-family residential use with opaque or solid materials that are compatible with the materials used on the façade of the principal building.
- (2) Rooftop equipment, other than vents and stairwell accesses, that is visible from an abutting public right-of-way at ground level shall be screened from view with parapet walls or architecturally compatible screens.
- (3) Retention ponds or similar facilities shall be screened from view by existing natural vegetation, new landscaping, fencing or a combination of elements, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards. Those facilities not screened shall contain a design feature, such as a fountain, reflecting pool, or similar fixture.
- (4) Parking structures shall be screened from view from any public right-of-way with landscaping. Any side of the structure abutting a lot zoned for single-family residential use shall be made opaque to the maximum extent possible without the installation of forced ventilation.
- (5) A landscape buffer at least eight feet in width shall be provided along the length of any vehicular use area abutting a public right-of-way and contain

²⁴⁶ Staff and the consultant team will continue to evaluate whether these standards should be made generally applicable.

²⁴⁷ It is assumed that parking for non-single family residential uses being located in the side or rear yard is permitted.

²⁴⁸ Carries forward Sections 27-238(g)(4)(i), (j), and (m), (5)(d), and (6)(a)(1) through (4), and (c). Provisions for “similar features” to retention ponds and using a combination of existing vegetation, new landscaping, and fencing were added to the language in Section 27-238(g)(4)(m). These standards may be updated when the general screening standards are drafted.

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a hedge two feet in height planted 24 inches on center, one six-inch caliper tree every 30 linear feet along Westshore Boulevard, and one four-inch caliper tree every 30 linear feet on any other public right-of-way. If adjacent to a parking lot, trees are recommended to maintain a clear height of at least six feet and shrubs are recommended to not exceed two feet in height. Vehicular use areas shall also be screened from view from any lot zoned for single-family residential use with a landscaped buffer at least 15 feet in width containing a masonry wall six feet in height.

- (6) A landscaped buffer at least 15 feet in width containing a masonry wall six feet in height and one tree per 60 linear feet shall be provided where the lot abuts a lot zoned for single-family residential use.

(b) Landscaping²⁴⁹

- (1) All portions of a lot that are not paved or built upon shall be landscaped, with no more than 30 percent of the landscaped area grassed. Bahia grass species shall not be used in front yards or where visible by a pedestrian from a public right-of-way.
- (2) Public open space required under this subsection shall contribute to the required landscaped area in Section 5.2, Off-Street Parking and Loading Standards, and be provided in accordance with the following:²⁵⁰
 - (A) A vertical clearance height of at least 15 feet, as measured from finished grade, shall be maintained within any public open space.
 - (B) Improvements within any public open space for public use or pedestrian purposes may be provided.
 - (C) Buildings shall reserve the initial 10 feet of any required setback from a pedestrian priority street, regional corridor, or commercial street as public open space. Additional public open space shall be provided at the intersections identified in Table 3.13.5-D: W-O Public Open Space.

Table 3.13.5-D: W-O Public Open Space

Intersection	Length, min (ft)	Width, min (ft)
Northwest and southeast corners of Westshore Boulevard at Spruce Street, Laurel Street and Gray Street	20	20
Northwest and southeast corners of Dale Mabry Highway at Palmetto Street, and Gray Street		
Northeast and southwest corners of Kennedy Boulevard at Grady Avenue and Manhattan Avenue		
Northeast and southwest corners of Lois Avenue at Boy Scout Boulevard, Spruce Street, and Cypress Street		

²⁴⁹ Carries forward Sections 27-238(g)(4)(t) and (6)(b) and (d).

²⁵⁰ Staff and the consultant team will continue to evaluate whether the requirement for public open space needs to be adjusted or removed to reflect current conditions in the W-O district.

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Table 3.13.5-D: W-O Public Open Space

Intersection	Length, min (ft)	Width, min (ft)
Northeast and southwest corners of Boy Scout Boulevard at Jim Walter Boulevard		
Northeast and southwest corners of Cypress Street at O'Brien Street		
Northwest and southeast corners of Westshore Boulevard at Cypress Street and Kennedy Boulevard	40	40
Northwest and southeast corners of Dale Mabry Highway at Columbus Drive, Home Depot/Wal-Mart, Cypress Street, and Kennedy Boulevard		
Northeast and southwest corners of Kennedy Boulevard and Lois Avenue		
ft = feet min = minimum		

- (3) No more than 75 percent of trees with a DBH of ten inches or greater shall be removed for any use, except where the principal use is parking.

(5) Exterior Lighting²⁵¹

Illuminated tubing shall not line more than 20 linear feet of a building, fence, or similar structure or enclose an area larger than 20 square feet.

(6) Fences and Walls²⁵²

- (a) Block fences and walls visible from a public right-of-way or adjacent lot shall be architecturally finished using brick, stucco, textured concrete masonry units, or similar material. All other walls or block fences shall be painted or finished.
- (b) Decorative fencing for CPTED is recommended.
- (c) New chain link and wooden fences are prohibited, unless used during construction and removed prior to issuance of a certificate of occupancy. Existing chain link or wooden fences shall be removed prior to the issuance of any site or building permit for new construction and changes of use.

(7) Vehicle Repair Uses²⁵³

- (a) Service bay entrances shall not be visible from any lot zoned for residential use or any street, except for a Neighborhood Street.
- (b) All repair services shall be performed inside a fully enclosed area of the building the use is located in.

²⁵¹ Carries forward Sections 27-238(g)(4)(h) and (p) and (5)(g), except that general exterior lighting standards have not been carried forward and will be replaced with the standards in Section 5.5, Exterior Lighting Standards.

²⁵² Carries forward Sections 27-238(g)(4)(f) and (g).

²⁵³ The vehicle repair and gas station use standards will be consolidated with the use-specific standards in the public draft of Installment 1.

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(8) Gas Station²⁵⁴

All fuel pumps shall be located adjacent to an enclosed building and shall not be located between an enclosed building and any street, except for a Neighborhood Street.

(9) Signs²⁵⁵

(a) Purpose

The purpose of the W-O sign standards is to establish a coordinated graphic program in the overlay district that provides for occupant identification and directional communication, while allowing the creation of unique and informative signs.

(b) Standards

- (1) All sign illumination shall be directed away from dwellings. Signs adjacent to a dwelling or within 300 feet of a dwelling shall not be illuminated between 11:00 pm and 7:00 am EST, unless the use conducted on the premises is open for business or the sign illumination is wholly shielded from the dwelling by a nonresidential building.
- (2) Ground mounted signs shall comply with the following:
 - (A) The sign shall be set back at least five feet from each property line and shall not exceed 10 feet in height, except in accordance with subsection (4) below.
 - (B) Each sign face shall not exceed 50 square feet of display area, except that each sign face for a ground-mounted sign for multiple occupancy groups shall not exceed 100 square feet of display area.
 - (C) When more than one sign for multiple occupancy groups is permitted by Section 5.8, Signs, the entire permitted ground mounted sign allowance may be combined into a single ground mounted sign, in accordance with the following:
 - (1) Each sign face shall not exceed 100 square feet of display area; and
 - (2) Signs on pylons shall not exceed 20 feet in height and all other signs shall not exceed 15 feet in height, except in accordance with subsection (4) below.
- (3) Ground mounted signs for multi-family residential dwellings, permitted by Section 5.8, Signs, shall not exceed 15 feet in height, except in accordance with subsection (4) below.
- (4) The height of a ground mounted sign may be increased to up to 20 feet if the sign complies with the following:

²⁵⁴ Staff and the consultant team will continue to evaluate the appropriateness of the gas station use in the W-O district and whether additional or revised standards accompanying that use are needed.

²⁵⁵ Carries forward Sections 27-238(g)(7)(a)(2) through (11).

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- (A) For every one foot of height a sign is increased above the applicable maximum height established in this section, the sign shall be set back from each property line an additional foot.
 - (B) The sign shall consist of either a single pier or pillar with a diameter of at least 24 inches or two piers or pillars each with a diameter of at least 12 inches with a decorative base that is at least two feet in height with a length at least 80 percent of the longest length of the sign.
 - (C) The sign shall be finished in a material or combination of materials consistent with the associated building.
- (5) The following standards apply for awning and canopy signs:
- (A) No more than 25 percent of the total area of the sign face shall contain shapes, letters, numbers, symbols or illustrations.
 - (B) The sign shall not be illuminated, unless it is constructed of opaque material.
- (6) A wall sign shall not:
- (A) Exceed one square foot per one linear foot of building frontage abutting a public right-of-way;
 - (B) Protrude more than 12 inches from the façade the sign is affixed to; and
 - (C) Extend more than 18 inches into a public right-of-way.
- (7) Pylon signs shall be at least 100 feet from the Kennedy Boulevard right-of-way.
- (8) All signs, except government signs, shall be prohibited on transit shelters.

(10) Public Transportation²⁵⁶

All new development, major redevelopment, and changes of use shall provide public transportation facilities in coordination with the city and the Hillsborough Area Regional Transit Authority.

²⁵⁶ Carries forward Section 27-238(h).

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.6. ET-O: East Tampa Overlay

3.13.6 ET-O: East Tampa Overlay²⁵⁷

A. Purpose²⁵⁸

The purpose of the ET-O: East Tampa Overlay district, is to establish regulations that preserve residential neighborhoods and promote a sustainable and economically viable mixed-use community. District standards guide development of regional and local commercial centers and industrial areas while ensuring compatibility with the unique character of the existing community. These standards also incorporate CPTED as a path to reducing crime, improving neighborhood and business environments, and enhancing the quality of life of residents.

B. Applicability²⁵⁹

(1) General

The standards in this section apply to all development, major renovation, and change of use on land in the ET-O district, except as provided in subsection (2) below. Where there is a conflict between the standards in the LDC or the ET-O district, the more restrictive regulations shall apply.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Standards

(1) Streetscape Standards²⁶⁰

Nonresidential development subject to this section shall comply with the following:

- (a) A sidewalk at least six feet in width aligned with and connected to adjacent sidewalks shall be provided.
- (b) Encroachment into public rights-of-way is permitted, in accordance with Section 3.1.5C, Encroachments into Right-of-Way.²⁶¹

²⁵⁷ Carries forward Section 27-240. Staff and the consultant team will continue to evaluate whether additional standards specific to multifamily development in this overlay district are needed. Standards for drive-throughs and vehicle repair uses have been relocated to the applicable use-specific standards or will be carried forward in Section 5.9, Neighborhood Compatibility Standards, as applicable.

²⁵⁸ Carries forward and consolidates Sections 27-240(a) and (b).

²⁵⁹ Carries forward Section 27-240(c). The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

²⁶⁰ Carries forward and consolidates Sections 27-240(e)(2)(c)(8) and (g). Staff and the consultant team will continue to evaluate the best use of sidewalks for nonresidential development in the ET-O district.

²⁶¹ At staff's direction, the role for the department of public works to approve encroachments into the public right-of-way in this section is eliminated.

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(2) Site Design

- (a) Nonresidential development subject to this section shall comply with the following:²⁶²
- (1) Principal buildings shall be oriented so that the front lot line abuts a public right-of-way. The front façade shall face a public right-of-way or courtyard that opens onto a public right-of-way. The principal entrance shall be located on the front façade and be accessible and visible from the nearest sidewalk.
 - (2) The front façade of a building shall be within a build-to-zone between 10 and 12 feet from the front lot line, except where a courtyard is provided.
 - (3) Development with multiple buildings shall provide sidewalks or other suitable pedestrian paths between individual tenants and buildings with connections to adjacent properties. Sidewalks shall be at least six feet wide and continue uninterrupted across the mouth of all curb cuts.
- (b) Residential development subject to this section shall comply with the following:²⁶³
- (1) New buildings shall be oriented so that the principal entrance faces the front lot line. If a building for a multifamily development is oriented so that the principal entrance to a unit is oriented toward an alley, then pedestrian access to the front lot line shall be provided for the unit.²⁶⁴
 - (2) Principal buildings shall comply with the setback standards in Table 3.13.6-A: ET-O District Setback Standards.²⁶⁵

Table 3.13.6-A: ET-O District Setback Standards

Standard	Value
Building Setbacks, min (ft)	
Front	[1]
Side	5 [2]
Corner	5 [3]
Rear	15

ft = feet; min = minimum

NOTES

- [1] Principal buildings shall be oriented so that the front façade is within a build-to-zone between 15 and 25 feet from the front lot line.

²⁶² Carries forward and consolidates Sections 27-240(e)(2)(c) (5), (6), and (9). The front setback described in Section 27-240(e)(2)(c)(6) was revised to a build-to-zone to better demonstrate the range of front setbacks described in the current language. It is assumed that the building orientation and entrance provisions in Section 27-240(e)(2)(c)(6) apply only to principal structures while the front setback (now referred to as build-to-zone) applies to principal and accessory structures. Adds explicit permission to construct a courtyard notwithstanding the build-to-zone requirements.

²⁶³ Carries forward Sections 27-240(e)(1)(b), (c), (d)(2) and (3), and (h)(3).

²⁶⁴ It is assumed that the orientation of building entrances described in Section 27-240(e)(1)(b) applies to both accessory and principal structures as neither are specified.

²⁶⁵ It is assumed that the setbacks described in Section 27-240(e)(1)(c) apply only to principal structures.

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Table 3.13.6-A: ET-O District Setback Standards

Standard	Value
[2]	A one story unenclosed attached carport affixed to a principal building shall be at least three feet from all side lot lines.
[3]	The vehicular entrance to an attached garage and carport affixed to a principal building shall be at least 18 feet from all corner lot lines. ²⁶⁶
(3)	Primary vehicular access to an existing lot may be provided from an adjacent public alley that meets the standards of Section 5.2., Off-Street Parking Standards.

(3) Building Design

- (a) Nonresidential development subject to this section shall comply with the following:²⁶⁷

- (1) Façades visible from a public right-of-way or adjacent lot shall be architecturally finished and maintained with congruous materials, such as brick, stucco, textured concrete masonry units, or other similar materials. All other façades shall be painted or finished. The architectural finish of all accessory building façades shall be consistent and complementary to the principal building.²⁶⁸
- (2) At least 50 percent of the total area of the front façade and any corner façade containing a principal entrance on the ground-level floor of a principal building shall be occupied by windows or other transparent materials. The windows and other transparent materials shall be equally distributed across the total area of each façade.
- (3) Architectural features, such as doors, windows, or similar elements, shall be used to break large wall planes into smaller components on all façades. No more than 30 percent of the front façade oriented towards and visible from a public right-of-way on the ground-level floor of a building shall be unembellished or without fenestration or architectural features.
- (4) The ground-level floor of a parking structure fronting on a public right-of-way shall consist of commercial uses. Parking structure façades abutting a Neighborhood Main Street²⁶⁹ visible from a public right-of-way shall be architecturally embellished and integrated with surrounding buildings.

- (b) Residential development subject to this section shall comply with the following:²⁷⁰

²⁶⁶ This distance was revised at staff direction from 15 to 18 feet.

²⁶⁷ Carries over and consolidates Sections 27-240(e)(2)(c)(3), (4) and (6) and (d)(2) and (5)(a). It is assumed that the façade requirement in Section 27-240(e)(2)(c)(3) and the architectural feature requirement in Section 27-240(e)(2)(c)(4) apply to nonresidential principal and accessory structures while the fenestration requirement in Section 27-240(e)(2)(c)(6) applies only to nonresidential principal structures and the requirement for complimentary finishes in Section 27-240(e)(2)(c)(15) applies only to nonresidential accessory structures.

²⁶⁸ An allowance for similar materials for façades is added.

²⁶⁹ Neighborhood main streets, as defined in Section 27-240(e)(2)(d)(5) of the current LDC, are carried forward and defined in the definitions.

²⁷⁰ Carries forward and consolidates Sections 27-240(e)(1)(d)(1), (f), and (g).

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- (1) Façades visible from a public right-of-way or adjacent lot shall be architecturally finished and maintained with congruous materials, such as brick, stucco, textured concrete masonry units, and similar materials. All other façades shall be painted or finished. Paint over non-textured block shall not be considered architecturally finished on any façade. The architectural finish of all accessory building façades shall be consistent with the principal building.²⁷¹
- (2) At least 10 percent of each principal building façade shall be occupied by windows or other transparent materials.²⁷²
- (3) The vehicular entrance of an enclosed garage located on the front façade of a building shall be recessed at least two feet from the façade.

(4) Off-Street Parking and Loading

- (a) Nonresidential development subject to this section shall comply with the following:²⁷³
 - (1) Surface parking shall be placed in the rear yard to the maximum extent practicable. Otherwise, parking may be placed in a side yard.²⁷⁴
 - (2) Driveways connecting parking areas with public rights-of-way shall be designed to minimize conflicts with pedestrians.
 - (3) Off-street parking for lots abutting a Neighborhood Main Street shall be provided in accordance with the following:
 - (A) Access to parking areas shall be provided from a contiguous open public alley. If a contiguous open public alley is not present, a new access point to the Neighborhood Main Street or other public right-of-way shall be requested, in accordance with city standards.
 - (B) The following uses in existing structures are not required to provide off-street parking:²⁷⁵
 - (1) A daycare or nursery;
 - (2) Any food and beverage use, except for a catering shop or restaurant;
 - (3) Convenience and specialty retail; and
 - (4) Pharmacy.
 - (C) Uses that meet the following criteria may continue to use their off-street parking, even if the parking lot does not comply with the dimensional standards in Section 5.2.<>, Off-Street Parking Lot

²⁷¹ An allowance for similar materials for façades is added.

²⁷² At staff's direction, the percentage is reduced from 20 to 10.

²⁷³ Carries forward and consolidates Sections 27-240(e)(2)(d), (d)(3), (d)(4), and (d)(5)(b), (c) and (d). Reference to Sec. 22-315 of the county code was removed at staff's direction.

²⁷⁴ At staff's direction, general allowance for surface parking to be placed in the side yard is removed. Parking must be located in the rear yard to the maximum extent practicable.

²⁷⁵ At staff's direction, we have narrowed down the list of uses exempt from this requirement. The current LDC identifies these uses as, "neighborhood-serving uses", which are defined as those permitted in the CN district, with some exceptions.

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Standards, if the City Engineer determines that continued use of the parking is consistent with public safety and welfare and no maneuvering takes place in travel lanes on Nebraska Avenue, 15th Street, 22nd Street, 34th Street, or 29th Street:

- (1) The existing parking is located entirely on private property;
 - (2) The existing parking does not impede any public sidewalk; and
 - (3) Parking and access have historically maneuvered in the public right-of-way of a Neighborhood Main Street.
- (4) Additional parking spaces shall not be required for the reuse of an existing structure of any size for any use, except for a bar, lounge, vehicle sale, leasing, or repair service, or general or religious assembly, when there is no increase in intensity and internal gross floor area. The total number of required off-street vehicular parking spaces required, in accordance with Section 5.2, Off-Street Parking and Loading Standards, shall be reduced when one of the following provisions is demonstrated. Only one off-street vehicular parking reduction option may be used.²⁷⁶
- (A) Reduced by 25 percent when reusing an existing structure with up to 10,000 square feet of floor area, including existing and new space.
 - (B) Reduced up to 25 percent at a rate of one off-street vehicular space per one on-street vehicular space constructed in the public right-of-way adjacent to the lot. Parking spaces used to reduce an off-street parking requirement shall be available for public use in perpetuity and constructed to meet the standards in Section 5.2, Off-Street Parking and Loading Standards.
 - (C) Reduced by 15 percent for a new building containing three or more uses, unless any of those uses are classified as a bar, lounge, vehicle sale, leasing, or repair service, or general or religious assembly.
 - (D) Reduced up to ten percent at a rate of one vehicular parking space per five bicycle slots.
 - (E) Reduced by up to ten percent at a rate of one vehicular parking space per two motorcycle parking spaces that measure at least four feet by eight feet are installed.²⁷⁷
 - (F) Reduced by up to 60 percent for a combination of the reductions available in subsections (A), (B), (E), and (F) above.
 - (G) Reduced by up to 45 percent for a combination of the reductions available in subsections (D), (E), and (F) above.

²⁷⁶ The uses listed in Section 27-240(e)(2)(d)(4) were revised to better align with the new Principal Use Table. “bar” was revised to “bar or lounge,” “place of assembly” was revised to “general or religious assembly,” and “vehicle sales or repair” was revised to “vehicle sale, leasing, or repair service.” These standards may be replaced with general off-street parking reductions when those are drafted in Installment 3.

²⁷⁷ The parking reduction option in Section 27-240(e)(2)(d)(4)(f) of the current code for motorcycle parking is carried forward. The conversion rate of one parking space for two motorcycle parking spaces is new.

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- (b) Residential development subject to this section shall comply with the following:²⁷⁸
 - (1) A driveway shall only be constructed between the street and front building façade when providing vehicular access to an attached carport or garage.
 - (2) Parking for single-family attached, two-family, and multifamily dwellings shall comply with the following:
 - (A) Surface parking shall be placed in the rear or side yards of the lot;
 - (B) All parking areas shall incorporate CPTED design principles; and
 - (C) Driveways connecting parking areas with public rights-of-way shall be designed to minimize conflicts with pedestrians and curb cuts shall comply with Section 22-315 of the City Code.

(5) Landscaping, Buffers, and Screening²⁷⁹

Nonresidential development subject to this section shall comply with the following:

(a) Landscaping²⁸⁰

Landscaping, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards, shall be provided in all areas not covered by buildings or paving. No more than 30 percent of the area shall be planted with grass species and the remaining area shall be landscaped with shrubs or other ground covers.

(b) Transitional Buffer²⁸¹

Development adjacent to a residential use shall provide a landscaped buffer at least 15 feet in width containing at least one tree per 60 feet and a masonry wall at least six feet in height, in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.²⁸²

(c) Screening²⁸³

- (1) Mechanical equipment and refuse receptacles shall be placed on a suitable slab and screened from view of any public right-of-way or residential use. Screening shall be 100 percent opaque and consist of materials that are compatible with the principal building's front façade.
- (2) Outdoor storage uses shall be screened with 100 percent opaque material that is compatible with the nearest principal building façade.²⁸⁴

²⁷⁸ Carries forward and consolidates Sections 27-240(e)(1)(h)(1) and (3).

²⁷⁹ This section may be updated when the general standards in Section 5.3, Landscaping, Buffering, and Screening Standards, are drafted. Sections 27-240(e)(2)(e)(2)(d) and (e) were not carried forward as these are general standards that will be addressed in Section 5.3 Landscaping, Buffering, and Screening Standards.

²⁸⁰ Carries forward Section 27-240(e)(2)(e)(2)(b).

²⁸¹ Carries forward Section 27-240(e)(2)(c). requirement for an eight-foot landscaped area is similar to the typical vehicular use area buffer requirement and so has not been carried forward.

²⁸² Staff and the consultant team will continue to evaluate appropriate landscaping standards for these buffers.

²⁸³ Carries forward and consolidates Section 27-240(e)(2)(c)(12) through (14). The word potential was removed from the visibility trigger for Section 27-240(e)(2)(c)(14). Reference to storage of solid waste receptacles has been deleted but general solid waste requirements in current LDC will be carried forward.

²⁸⁴: Section 27-240(e)(2)(c)(12) and (13) both refer to "mechanical equipment". Since the former includes more restrictive provisions, mechanical equipment is coupled with waste receptacles instead of outdoor storage.

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Section 3.13. Overlay Districts

3.13.6. ET-O: East Tampa Overlay

- (3) Rooftop equipment, other than vents and stairwell accesses, that is visible at ground level from the centerline of an abutting public right-of-way shall be screened from view with parapet walls, screens, or similar building elements or design features.

(6) Exterior Lighting²⁸⁵

For all nonresidential development subject to this section, outdoor light fixtures shall be installed in all public use areas adjacent to a building, including, but not limited to, entryways, courtyards, and parking lots.

(7) Fences and Walls

- (a) All development subject to this section shall comply with the following:²⁸⁶

- (1) Block fences and walls visible from a public right-of-way or adjacent parcel shall be architecturally finished and maintained with congruous materials, such as brick, stucco, textured concrete masonry units, and similar materials. All other block fences and walls shall be painted or finished. Paint over non-textured block shall not be considered architecturally finished on any block fence or wall for residential development or redevelopment.²⁸⁷
- (2) Decorative fencing, for the purposes of implementing CPTED principles, is recommended. If decorative fencing is provided, it shall be constructed of poly vinyl chloride (PVC), pressure-treated wood, brick, stucco, decorative stone, or wrought iron or similar decorative metal.

- (b) Nonresidential development subject to this section shall comply with the following:²⁸⁸

- (1) Fences may not be made of chain link or wood, except as follows:
 - (A) Chain link fences may be used during construction on a site, provided the fences are removed prior to issuance of a certificate of occupancy; or
 - (B) Lots that do not have frontage on an arterial or collector road may use black, vinyl-clad chain link or decorative wire fencing, in accordance with Section 5.6, Fence and Wall Standards.
- (2) Residential development shall not use chain link fences.²⁸⁹

²⁸⁵ Carries forward Section 27-240(e)(2)(c)(7). The requirement for light fixtures to not impact residential properties in this section was not carried forward as this is a general standard that will be addressed in either Section 5.5, Exterior Lighting Standards, or Section 5.9, Neighborhood Compatibility Standards.

²⁸⁶ Carries forward and consolidates Sections 27-240(e)(1)(f)(2) and (3) and (e)(2)(c)(3) and (11).

²⁸⁷ An allowance for similar materials for façades is added.

²⁸⁸ Carries forward Section 27-240(e)(2)(c)(11). The provision to remove the chain-link fence prior to issuance of a Certificate of Occupancy is new.

²⁸⁹ Carries forward Section 27-240(e)(1)(f)(1). At staff's direction, the allowance for chain link fences is removed.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.6. ET-O: East Tampa Overlay

(8) Sign Standards²⁹⁰

- (a) All sign illumination shall be directed away from dwellings. Signs adjacent to a dwelling or within 100 feet of a dwelling shall not be illuminated between 11:00 pm and 7:00 am EST, unless the use conducted on the premises is open for business or the sign illumination is wholly shielded from the dwelling by a non-residential building.
- (b) Ground mounted signs, permitted in accordance with Section 5.8, Signs, shall not exceed six feet in height and 15 square feet in area per sign face.
- (c) Ground mounted signs for new master planned developments are permitted on lots with frontage on Hillsborough Avenue or Martin Luther King Jr. Boulevard and shall comply with the dimensional requirements in subsection (b) above.²⁹¹
- (d) A use or lot that is permitted to have more than one wall sign, in accordance with Section 5.8, Signs, shall comply with the following:
 - (1) Each wall sign shall maintain a minimum separation of four feet between wall signs on the same façade and be at least ten feet from the corner of the building to which the wall sign is affixed;
 - (2) The total display area for each wall sign shall not exceed 25 square feet; and
 - (3) Sign text shall not exceed 12 inches in height.

(9) Public Transportation²⁹²

All nonresidential development subject to this section shall provide public transportation facilities in coordination with the city and the Hillsborough Area Regional Transit Authority.

²⁹⁰ Carries forward Section 27-240(e)(2)(f)(2), (3), (4), and (5). Section 27-240(e)(2)(f)(1) was not carried forward as this is a general standard in the LDC.

²⁹¹ Freestanding (i.e., ground mounted) signs are limited in size by Section 27-240(e)(2)(f)(4). However, since freestanding signs are not permitted in all Zoning Districts, it is assumed that Section 27-240(e)(2)(f)(5) is establishing an additional allowance for signs for master planned developments with frontage on Hillsborough Avenue or Martin Luther King Jr. Boulevard in the ET-O district that would not otherwise exist.

²⁹² Staff and the consultant team will continue to evaluate how this standard is implemented today in ET-O and the other overlay districts where the same or similar standard applies. This standard may be relocated in future drafts.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.7. WT-O: West Tampa Overlay

3.13.7 WT-O: West Tampa Overlay²⁹³

A. Purpose²⁹⁴

The purpose of the WT-O: West Tampa Overlay district, is to establish regulations that maintain the characteristic precedents in physical and dimensional qualities and development patterns established in West Tampa when it was originally developed in the 1920's and earlier. District standards ensure infill development creates a compatible sense of interest with the diverse array of existing uses, including commercial, multifamily, and single-family developments, that is aesthetically pleasing and conducive to the pedestrian environment. These standards also incorporate CPTED principles as a path to reducing crime, improving neighborhood and business environments, and enhancing the quality of life of residents.

B. Applicability²⁹⁵

(1) General

- (a) The standards in this section apply to all development, redevelopment, change of use, except as provided in subsection (2) below. Where there is a conflict between the standards in the LDC or the WT-O district, the more restrictive regulations shall apply.
- (b) A nonresidential lot of record in the WT-O district that was existing as of January 1, 2004, shall be deemed to be conforming for purposes of this LDC.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Standards

(1) Streetscape

- (a) Encroachment into public rights-of-way is permitted, in accordance with Section 3.1.5C, Encroachments into Right-of-Way.²⁹⁶
- (b) Nonresidential development subject to this section shall comply with the following:²⁹⁷

²⁹³ Carries forward Section 27-241. Staff and the consultant team will continue to evaluate whether additional standards specific to multifamily development in this overlay district are needed. Standards for drive-throughs and vehicle repair uses have been relocated to the applicable use-specific standards or will be carried forward in Section 5.9, Neighborhood Compatibility Standards, as applicable.

²⁹⁴ Carries forward and consolidates Sections 27-241(a) and (b).

²⁹⁵ Carries forward Section 27-241(c). The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

²⁹⁶ Carries forward Section 27-241(f). At staff's direction, the role for the department of public works to approve encroachments into the public right-of-way in this section is eliminated.

²⁹⁷ Carries forward and consolidates Sections 27-241(e)(1)(c)(1) and (8).

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3.13.7. WT-O: West Tampa Overlay

- (1) A sidewalk at least six feet in width aligned with and connected to adjacent sidewalks shall be provided along all arterial and collector road rights-of-way.²⁹⁸
- (2) Shade trees, awnings, arcades, balconies, overhangs, and similar site features shall be used to provide shelter, shade, and weather protection along all adjacent streets, public rights-of-way, and areas used by the public. Pedestrian amenities, such as benches, public art, and similar features, shall be provided between the principal entry to a building and the nearest sidewalk or street.

(2) Site Design

- (a) Nonresidential development subject to this section shall comply with the following:²⁹⁹
 - (1) Principal buildings shall be oriented so that the front lot line abuts a public right-of-way. The front façade shall face a public right-of-way or courtyard that opens onto a public right-of-way. The principal entrance shall be located on the front façade and be accessible and visible from the nearest sidewalk.
 - (2) Development with multiple buildings shall provide sidewalks or other suitable pedestrian paths between individual tenants and buildings that use consistent paving design, such as textured or colored pavement, paver blocks, or similar materials.
- (b) Residential development subject to this section shall comply with the following:³⁰⁰
 - (1) New principal buildings shall be oriented towards the front lot line.
 - (2) Accessory parking structures oriented towards the front lot line shall be located at or behind the principal building's front façade.
 - (3) If a building for a condominium or multifamily development is oriented so that the principal entrance to a unit is oriented toward an alley, pedestrian access to the nearest street right-of-way shall be provided for the unit.
 - (4) Buildings shall comply with the setback standards in Table 3.13.7-A: WT-O District Setback Standards.³⁰¹

²⁹⁸ Staff and the consultant team will continue to evaluate the best use of sidewalks for nonresidential development in the WT-O district.

²⁹⁹ Carries forward Section 27-241(e)(1)(c)(11).

³⁰⁰ Carries forward and consolidates Sections 27-241(e)(2)(c)(1), (2), (3), (5)(i)(ib), and (8)(v).

³⁰¹ It is assumed that the setback standards listed in Section 24-241(e)(2)(c)(2) apply to principal and accessory structures.

Table 3.13.7-A: WT-O District Setback Standards³⁰²

Standard	Value
Building Setbacks, min (ft)	
Front	[1]
Side	5 [2]
Corner	5 [3]
Rear	15 [4]

ft = feet; min = minimum

NOTES

- [1] Front setbacks are determined by block averaging.
- [2] A one-story unenclosed carport affixed to a principal building shall be at least three feet from all side lot lines.
- [3] The vehicular entrance to an attached garage or carport affixed to a principal building shall be at least 18 feet from all corner lot lines.³⁰³
- [4] The vehicular entrance to a detached garage or carport accessed from an alley adjacent to the rear lot line shall be at least six feet from the rear lot line.³⁰⁴

(3) Building Design

- (a) Nonresidential development subject to this section shall comply with the following:³⁰⁵
 - (1) Architectural features, such as doors, windows, or similar elements, shall be used to break large wall planes into smaller components on all façades. No more than 30 percent of the total area of front façade shall be unembellished or without fenestration or architectural features.
 - (2) Ground-level floor façades visible from a public right-of-way shall be architecturally finished and maintained with congruous materials, such as brick, stucco, textured concrete masonry units, and similar materials. All other façades shall be painted or finished. The architectural finish of all accessory building façades shall be consistent and complementary to the façade and finish of the principal building.³⁰⁶
 - (3) At least 50 percent of the total area of the front façade and any corner façade containing a principal entrance on the ground-level floor of a principal building shall be occupied by windows or other transparent materials. The windows and other transparent materials shall be equally distributed across the total area of each façade.

³⁰² Staff and the consultant team will continue to evaluate whether a build-to-zone standard, similar to that imposed in the ET-O district, is appropriate for residential development in the WT-O district.

³⁰³ This distance was revised at staff direction from 15 to 18 feet.

³⁰⁴ Staff and the consultant team will continue to evaluate whether six feet is sufficient for this standard.

³⁰⁵ Carries forward and consolidates Sections 27-241(e)(1)(c)(2), (3), (5), (13), (d)(1), and (d)(4)(iv).

³⁰⁶ It is assumed that all façades other than those visible from a public right-of-way on the ground-level floor of a building are to be painted or finished. Additionally, an allowance for similar materials for façades is added.

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3.13.7. WT-O: West Tampa Overlay

- (4) No more than two-thirds (2/3) of a principal building's front façade shall be devoted to a courtyard or outdoor café. The remaining portion of the front façade shall be built out to the front lot line to the maximum extent practicable, in accordance with Section <site triangle requirements>.
 - (5) Building façades in the Business Core District of West Tampa shall reflect the architectural design of the majority of the block face.³⁰⁷
 - (6) The ground-level floor of parking structures fronting on a public right-of-way shall consist of commercial uses. Parking structure façades visible from a public right-of-way in the Business Core District of West Tampa shall be architecturally embellished and integrated with surrounding buildings.
- (b) The following shall apply to residential development, redevelopment, and development subject to a change of use or increase of intensity review, except for accessory structures less than 150 square feet in gross floor area.³⁰⁸
- (1) All front façades shall contain at least one window at pedestrian level that is visible from the public right-of-way.
 - (2) Accessory buildings, including accessory parking structures, shall include architectural features that are consistent with the architectural features of the principal structure.
 - (3) A multifamily dwelling detached parking structure fronting on a public right-of-way in a commercial zoning district shall be oriented with residential units facing the public right-of-way.³⁰⁹
 - (4) The entrance to an attached garage located on the front façade of a single-family attached or two-family dwelling shall be recessed at least two feet behind the façade. The entrance to an attached garage located on the front façade of a single-family detached dwelling shall be recessed at least eight feet from the façade.
 - (5) Single-family attached and two-family dwellings shall not be designed with two-car garages on the front façade.
 - (6) New roofs on dwellings may use flat roofs with parapet walls only if the same style of roof is present on the lot and buildings on the immediately adjacent block. All other new roofs shall have a minimum pitch of 4:12.

³⁰⁷ Staff and the consultant team are continuing work to refine the meaning of “the majority of the block face” and how it is applied to development.

³⁰⁸ Carries forward and consolidates Sections 27-241(e)(2)(c)(1), (6), (7), (8)(ii), (iii)(iv), and (v), and (9) The exemption for accessory structures less than 150 square feet in gross floor area being exempt from these requirements is new and intends to balance the design requirements in the WT-O district with the burden on property owners for things like simple sheds to store things like lawn equipment. Accessory structures exempt from these standards would still be required to comply with the other standards in their base zoning district, for their specific use, and in this ordinance, unless otherwise exempted. All other accessory structures would be subject to these standards as well as any other standards in their base zoning district, for their specific use, and in this ordinance, unless otherwise exempted

³⁰⁹ Reference to compliance with Section 27-241(f)(1)(d)(2) has been removed as that reference is not included in the current LDC.

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3.13.7. WT-O: West Tampa Overlay

Roof pitches for additions to principal buildings shall be consistent with the pitch of the existing roof.

- (7) New single-family and multifamily dwellings shall have a finished floor height of no less than 24 inches above the finished grade, as measured along all sides of the building. The final floor height shall not be the result of trenching or grading around the building for the purpose of satisfying this requirement.

(4) Off-Street Parking and Loading³¹⁰

- (a) All development subject to this section shall comply with the following:³¹¹
 - (1) New access points, curb cuts, or a combination of both may be approved for existing development in instances of public safety issues. Upon approval, the applicant shall be responsible for any off-site or site-specific improvements necessary to complete the approved access points and curb cuts, including, but not limited to, signalization, turn lanes, and acceleration deceleration lanes.
 - (2) Transportation improvements accompanying an approval for new access points, curb cuts, or a combination of both shall not be creditable against multi-modal transportation impact fees, in accordance with Section 25-67 of the City Code.
- (b) Nonresidential development subject to this section shall comply with the following:³¹²
 - (1) Surface parking shall be placed in the rear or side yards of the lot.
 - (2) All parking areas shall incorporate CPTED design principles.
 - (3) Driveways connecting parking areas with public rights-of-way shall be designed to minimize conflicts with pedestrians.
 - (4) Off-street parking for lots within the Business Core District of West Tampa shall be provided in accordance with the following:³¹³
 - (A) Access to parking areas shall be provided from a contiguous open public alley. If a contiguous open public alley is not present, a new access point to public right-of-way shall be requested, in accordance with city standards.
 - (B) The following uses in existing structures are not required to provide off-street parking:³¹⁴

³¹⁰ Parking standards continue to be refined and may be superseded by future generally applicable standards.

³¹¹ Carries forward Section 27-241(h). Staff and the consultant team will continue to evaluate how this standard is implemented today in WT-O and the other overlay districts where the same or similar standard applies. This standard may be relocated in future drafts.

³¹² Carries forward and consolidates Sections 27-241(e)(1)(d)(3), (4)(i), (ii), and (iii). Reference to Sec. 22-315 of the county code was removed at staff's direction.

³¹⁴ At staff's direction, we have narrowed down the list of uses exempt from this requirement. The current LDC identifies these uses as, "neighborhood-serving uses", which are defined as those permitted in the CN district, with some exceptions.

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- (1) Daycare or nursery;
 - (2) Any food and beverage use, except for a catering shop or restaurant;
 - (3) Convenience and specialty retail; and
 - (4) Pharmacy.
- (C) Uses that meet the following criteria may continue to use their off-street parking, even if the parking lot does not comply with the dimensional standards in Section 5.2.<>, Off-Street Parking Lot Standards, if the City Engineer determines that continued use of the parking is consistent with public safety and welfare, and no maneuvering takes place in travel lanes on Armenia Avenue or Howard Avenue:
 - (1) Existing parking is located entirely on private property;
 - (2) The existing parking does not impede any public sidewalk; and
 - (3) Parking and access have historically maneuvered in the public right-of-way.
- (c) Residential development subject to this Section shall comply with the following:³¹⁵
 - (1) Vehicular access shall be provided from a contiguous open public alley that meets the standards in Section 5.2.<>, Off-Street Parking Standards. If access cannot be provided from an alley, vehicular access shall be provided from the nearest right-of-way, in accordance with the following:³¹⁶
 - (A) Driveways connecting parking areas with public rights-of-way shall be designed to minimize conflicts with pedestrians.
 - (B) Driveways for single-family detached, single-family attached , and two-family attached dwellings between the right-of-way and front façade are permitted when providing vehicular access to an attached garage or carport, unless the lot is 33 feet in width or less in which case a driveway, in accordance with this subsection, shall only be permitted for an attached carport.
 - (C) A single-family detached dwelling on a lot greater than 70 feet in width accessed from a public right-of-way shall have a driveway width of 20 feet or less, not including flares. If the lot is less than 70 feet in width, the driveway shall not exceed 10 feet in width, not including flares.³¹⁷
 - (2) Dwellings on lots within the West Tampa National Historic district shall provide one standard off-street parking space per unit. Parking space

³¹⁵ Carries forward and consolidates Sections 27-241(e)(2)(c)(5)(i) and (i)(a) and (8)(i), (iii)(ia) and (ic) through (ie), (iv). Reference to Sec. 22-315 of the county code was removed at staff's direction. Staff and the consultant will continue to evaluate how residential development can best provide parking in the WT-O district.

³¹⁶ The "otherwise" provision for primary vehicular access is new.

³¹⁷ It is assumed that driveway width provisions in Section 24-241(e)(2)(c)(5)(i)(ia) apply to individual single-family dwellings.

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3.13.7. WT-O: West Tampa Overlay

standards shall comply with Section 5.2, Off-Street Parking and Loading Standards.³¹⁸

- (3) Surface parking for single-family attached, two-family, and multifamily dwellings shall incorporate CPTED design principles and be placed in the rear or side yards of the lot.
- (4) When access to parking for a single-family attached or two-family dwelling is from a driveway in the front yard of the lot, at least one parking space shall be placed in an attached garage or carport on the front façade that is set back at least two feet from the front facade. Garages that accommodate two cars may not be accessed from the front façade.³¹⁹

(5) Screening³²⁰

Nonresidential development subject to this section shall comply with the following:

- (a) Mechanical equipment and refuse receptacles shall be placed on a suitable slab and screened from view of any public right-of-way or residential use. Receptacle area doors shall be screened with material up to 50 percent opaque and all other screening shall be 100 percent opaque and consist of materials that are compatible with the principal building's front façade.
- (b) Outdoor storage uses shall be screened with 50 percent opaque material that is compatible with the nearest principal building façade.³²¹
- (c) Rooftop equipment, other than vents and stairwell accesses, that is visible at ground level from the centerline of an abutting public right-of-way shall be screened from view with parapet walls, screens, or similar building elements or design features.

(6) Exterior Lighting

For all nonresidential development subject to this section, outdoor light fixtures shall be installed in all surface and on-street parking areas, garages and parking structures and public use areas adjacent to a building, including, but not limited to, entryways and courtyards.³²²

(7) Fences and Walls

- (a) Nonresidential development subject to this section shall comply with the following:³²³

³¹⁸ It is assumed that the standard refers to a standard car space and is referenced as such.

³¹⁹ Staff and the consultant will continue to evaluate how residential development can best provide access in the WT-O district.

³²⁰ Carries forward and consolidates Sections 27-241(e)(1)(c)(8), (9), and (10). The word potential was removed from the visibility trigger for Section 27-240(e)(1)(c)(10). This section may be updated when the general standards in Section 5.3, Landscaping, Buffering, and Screening Standards, are drafted. References to the location of solid refuse containers have not been carried forward, but the general solid waste standards will be carried forward.

³²¹ Section 27-241(e)(1)(c)(7) and (9) both refer to "mechanical equipment." Since the former includes more restrictive provisions, mechanical equipment is coupled with waste receptacles instead of outdoor storage.

³²² Carries forward Section 27-241(e)(1)(f). The reference to specific standards in the IES Lighting Handbook in Section 27-241(e)(1)(f) was removed. These standards will be addressed when Section 5.5, Exterior Lighting Standards, is drafted.

³²³ Carries forward and consolidates Sections 27-241(e)(1)(c)(2) and (g).

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- (1) Block fences and walls visible from a public right-of-way on the ground-level floor of a building shall be architecturally finished and maintained with congruous materials, such as brick, stucco, and textured concrete masonry units. All other block fences and walls shall be painted or finished.
 - (2) Decorative fencing, for the purposes of implementing CPTED principles, is recommended.
 - (3) Chain link fences shall not be visible from or used on lot frontages adjacent to a public right-of-way, unless used during construction and removed prior to issuance of a certificate of occupancy.
- (b) Residential development subject to this section shall comply with the following:³²⁴
- (1) Chain link fences may be used during construction on a site, provided the fences are removed prior to issuance of a certificate of occupancy. Existing chain link fences may be retained, but shall not be replaced with the same material.
 - (2) Decorative fencing, for the purposes of implementing CPTED principles, is recommended. If decorative fencing is provided, it shall be constructed of poly vinyl chloride (PVC), pressure-treated wood, brick, stucco, decorative stone, or wrought iron or similar decorative metal.
 - (3) All retaining walls shall be architecturally finished and painted. Existing retaining walls shall be maintained during and after construction, unless the existing retaining wall must be removed. If any portion of an existing retaining wall is removed, the architectural finish and paint of the replacement wall shall be restored to its original, or similar, condition, to the maximum extent practicable.³²⁵

(8) Signs³²⁶

(a) Purpose

The purpose of the WT-O sign standards is to allow the creation of unique and informative signs that give a distinct flavor to the overlay district, while maintaining a non-intrusive, pedestrian environment.

(b) Standards

- (1) A use or lot that is permitted to have more than one wall sign, in accordance with Section 5.8, Signs, shall maintain a minimum separation of four feet between wall signs on the same façade and locate each wall sign at least 10 feet from the corner of the building to which the wall sign is affixed.

³²⁴ Carries forward Section 27-241(e)(2)(c)(4).

³²⁵ The term “satisfactory condition” is clarified by specifying that the architectural finish and paint of any retaining wall removed and replaced must be restored to its original condition or similar condition to the maximum extent practicable. This clarification is new.

³²⁶ Carries over and consolidates Sections 27-241(e)(1)(e)(1) through (3). Section 27-240(e)(1)(e)(4) was not carried forward as this is a general standard in the LDC.

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- (2) Wall signs shall not exceed 25 square feet in area.
- (3) Sign text shall be 12 inches in height or less.
- (4) Ground mounted signs shall not exceed 15 square feet in area per sign face and six feet in height and shall be permitted to abut a lot line.

(9) Public Transportation³²⁷

All nonresidential development subject to this section shall provide public transportation facilities in coordination with the city and the Hillsborough Area Regional Transit Authority.

³²⁷ Carries forward Section 27-241(g).

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Section 3.13. Overlay Districts

3.13.8. PE-O: Parkland Estates Overlay

3.13.8 PE-O: Parkland Estates Overlay³²⁸

A. Purpose³²⁹

The purpose of the PE-O: Parkland Estates Overlay district, is to ensure that infill development and additions are in compliance with Chapter 29126 Laws of Florida, as amended by House Bill 731 enacted by the Florida Legislature in 2003 (the “Amended Act”), relating to the Parkland Estates Subdivision platted and recorded in Plat Book 1, Page 156, in the office of the Clerk of the Circuit Court in Hillsborough County, Florida, and the underlying zoning district regulations.

B. Applicability³³⁰

All development shall comply with the overlay district standards and requirements, base zoning district standards and requirements, and the Amended Act standards. In cases of conflict between the standards in the LDC, the PE-O district, or the Amended Act, the provisions of the Amended Act shall apply.

C. Single-Family Residential Uses³³¹

- (1) All lots, as platted in Plat Book 1, Page 156 shall be used as a single-family residential dwelling purpose only, except as otherwise provided in this section or the Amended Act. Any lot that is not as originally platted shall comply with the minimum lot size standards of the underlying zoning district
- (2) All platted lots, as recorded in Plat Book 1, Page 156 can be developed as a single-family detached dwellings, notwithstanding any minimum lot size requirements in the base zoning district, provided they meet the setback requirements established in this section. All other nonconforming lots shall comply with the standards for nonconforming lots in Article 7: Nonconformities.
- (3) If substantial and competent evidence is provided to City Council at the time of the Parkland Estates Area Rezoning, regarding nonconforming single-family residential structures that existed as of December 31, 2002, those structures shall be granted legal conforming status through an approved PD site plan. All other nonconforming single-family detached dwellings shall comply with the standards for nonconforming structures in Article 7: Nonconformities.

D. Non-Single-Family Residential Uses

- (1) Lots 1, 2, 3, 4, 5, 31, 32, 33, 34, 35, 36, and 37 of Block 16 of Parkland Estates, as platted in Plat Book 1, Page 156, may be developed and used for religious assembly uses and shall comply with the standards for uses that require a special use permit, in Section 4.2.4B(2), Religious Assembly, or any PD site plan approved for the use by City Council during the Parkland Estates Area Rezoning. All other nonconforming religious assembly uses shall comply with the standards for nonconforming uses in Article 7: Nonconformities.

³²⁸ Carries forward the existing standards in Section 27-242 of the current LDC, with minor revisions for clarity.

³²⁹ Carries forward Section 27-242(b).

³³⁰ Carries forward Section 27-242(c).

³³¹ Carries forward, clarifies, and consolidates Sections 27-242(e)(1)(b) and (c) and (2)(b) and (c).

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Section 3.13. Overlay Districts

3.13.8. PE-O: Parkland Estates Overlay

- (2) Any property on Block B of Parkland Estates, as platted in Plat Book 1, Page 156, that was developed and was of existence as of July 1, 1953, for anything other than a single-family residential dwelling shall constitute a legal conforming structure or use on the condition that City Council finds and approves, based on substantial and competent evidence provided at the Parkland Estates Area Rezoning, that the structure or use is consistent with the structure or use existing as of July 1, 1953 (including the existence, specific nature and the extent of any use, and the configuration and dimensions of any structure). The non-single family residential use and/or structure on any property in Block B existing as of July 1, 1953 shall be indicated in a PD site plan approved by City Council at the Parkland Estates Area Rezoning and shall conform to the provisions outlined on approved PD site plan.
- (3) Any property on Block B of Parkland Estates, as platted in Plat Book 1, Page 156, that was developed with non-single family residential uses and/or structures between July 1, 1953, and December 31, 2000, shall constitute a legal nonconforming use or structure on the condition that substantial and competent evidence of the foregoing (including the existence, specific nature and the extent of any use, and the configuration and dimensions of any structure) is provided and approved by City Council, in accordance with a PD site plan approved as part of the Parkland Estates Area Rezoning. If approved by City Council, the properties shall conform to the provisions outlined in the city council approved PD site plan and the legal nonconforming uses shall comply with the standards for nonconforming uses in Article 7: Nonconformities and cannot at any time be enlarged, extended, intensified, or changed, except for a change to a single-family detached dwelling. If the specific legal nonconforming use and/or structure identified for each property ceases for 180 days or more then the property shall revert back to the underlying zoning district regulations.
- (4) Any non-single family residential uses and/or structures developed on any portion of Block B of Parkland Estates, as platted in Plat Book 1, Page 156, after December 31, 2000, are declared illegal in conformance with the Amended Act, and no rezoning to a PD, variance, or other development approval shall be granted.

E. Setbacks

All main structures in the PE-O district shall comply with the setback standards in Table 3.13.8-A: PE-O District Setback Standards. All other structures, including accessory structures, shall comply with the standards that apply in the underlying district.

Table 3.13.8-A: PE-O District Setback Standards	
Standard	Value
Building Setbacks, min (ft)	
Front	30 [1] [2]
Side	7.5 [2]
Corner	Per underlying zoning district
Rear	Per underlying zoning district

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Section 3.13. Overlay Districts

3.13.8. PE-O: Parkland Estates Overlay

Table 3.13.8-A: PE-O District Setback Standards

Standard

Value

ft = feet; min = minimum

NOTES

- [1] Porches and steps may encroach to within 20 feet of the front lot line.
- [2] No variance from the front and side setback standards, in accordance with Section 2.5.42, Variance, is permitted.

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3.13.9. KB-O: Kennedy Boulevard Overlay

3.13.9 KB-O: Kennedy Boulevard Overlay³³²

A. Purpose³³³

The purpose of the KB-O: Kennedy Boulevard Overlay district, is to establish regulations that improve the attractiveness and pedestrian environment of Kennedy Boulevard by encouraging development that is aesthetically pleasing, contributes to walkability, and enhances connections between vehicular and pedestrian transportation routes through landscaping and buffering standards. District standards ensure infill development provides compatible architectural elements that functionally integrate into the existing environment. These standards also incorporate CPTED principles as a path to reducing crime, improving neighborhood and business environments, and enhancing the quality of life of residents.

B. Applicability³³⁴

(1) General

The standards in this section apply to all nonresidential and mixed-use development and redevelopment on land in the KB-O district, except as provided in subsection (2) below. Where there is a conflict between the standards in the LDC or this district, the more restrictive regulations shall apply.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing gross floor area and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Standards

(1) Streetscape

(a) The following shall apply to all rights-of-way:³³⁵

- (1) A planting bed measuring at least four feet by six feet shall be established adjacent to the right-of-way and be enclosed on all sides by decorative fencing not to exceed 18 inches in height. Each planting bed shall contain a street tree that is at least 100-gallons, or equivalent, with a minimum caliper of least four inches and a spread of eight to 10 feet at the time of planting. Street trees shall be planted 28 feet on center aligned with the sidewalk's perpendicular brick band pattern and repeat at an interval based on this pattern.

³³² Carries forward Section 27-243.

³³³ Carries forward and consolidates Section 27-243(a) and (b).

³³⁴ Carries forward Section 27-243(c). The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

³³⁵ Carries forward and consolidates Sections 27-243(f)(2)(a), (c), and (d).: A list of preferred trees is codified Section 27-243(f)(2)(b). It is recommended that this information be added as an appendix to this LDC or a separate document and consolidated with other landscaping and screening requirements, including general standards and those applicable to overlay districts.

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3.13.9. KB-O: Kennedy Boulevard Overlay

- (2) Encroachment into public rights-of-way is permitted, in accordance with Section 3.1.5C, Encroachments into Right-of-Way.³³⁶
- (b) The following shall apply on property along Kennedy Boulevard's right-of-way:
 - (1) A sidewalk at least ten feet in width that includes scored concrete and textured paving bricks shall be provided adjacent to the right-of-way. Bricks shall be laid parallel to the right-of-way in a two-foot-wide strip adjacent to the curb line with each brick perpendicular to the right-of-way in a banded pattern at 12-foot intervals.
 - (2) Pedestrian lighting shall be installed on private property adjacent to the right-of-way. Light poles shall be placed 56 feet on center aligned with the sidewalk's perpendicular brick band pattern and repeat at an interval based on this pattern. Fixtures shall be in accordance with <fixture standards>.³³⁷

(2) Site Design³³⁸

- (a) Principal buildings shall be oriented so that the front lot line abuts Kennedy Boulevard with the front façade facing the right-of-way. The principal entrance shall be located on the front façade. Direct pedestrian access between the principal entrance and the nearest sidewalk shall be provided.
- (b) Development with multiple buildings shall provide sidewalks or other suitable pedestrian paths between individual tenants and buildings. Pedestrian connections shall be ADA-compliant and established through consistent paving design, such as textured or colored pavement, paver blocks, or similar materials.
- (c) The ground-level façade of a new building that incorporates a courtyard, outdoor cafe, or similar pedestrian amenity shall be oriented within a build-to-zone between five and 30 feet from the lot line abutting a public right-of-way. These features shall occupy no more than 50 percent of the façade. All other ground-level façades shall be within a build-to-zone between five and 10 feet from the lot abutting a public right-of-way. Façades above ground level may be set back behind the build-to zone.
- (d) On-site surface parking, refuse receptacles, and waste compactors shall be at least 30 feet from Kennedy Boulevard's right-of-way.

(3) Building Design³³⁹

- (a) At least 30 percent of the total area of the front façade and any corner façade containing a principal entrance on the ground-level floor of a principal building shall be occupied by windows or other transparent materials. The windows and other transparent materials shall be equally distributed across the total area of the façade.³⁴⁰

³³⁶ At staff's direction, the role for the department of public works to approve encroachments into the public right-of-way in this section is eliminated.

³³⁷ Staff and the consultant team will provide clear references to applicable standards.

³³⁸ Carries forward and consolidates Sections 27-243(e)(1)(a), (3)(b) through (d) and (f) through (h). Staff and the consultant team are continuing to identify standards that apply to principal structures versus accessory structures.

³³⁹ Carries forward and consolidates Sections 27-243(e)(1)(b), (c), and (e).

³⁴⁰ The 30 percent in this paragraph is carried forward from Sec. 27-243(e)(1)(b) of the current code.

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Section 3.13. Overlay Districts

3.13.9. KB-O: Kennedy Boulevard Overlay

- (b) Architectural features, such as doors, windows, or similar elements, shall be used to break large wall planes into smaller components on all façades. No more than 25 percent of a façade abutting a public right-of-way shall be unembellished or without fenestration or architectural features.
- (c) The entire ground-level floor façade of attached or detached parking structures fronting on Kennedy Boulevard shall consist of residential or commercial uses or a combination of both. The ground-level floor façade of all other attached or detached parking structures fronting on any other public right-of-way shall consist of residential or commercial uses or a combination of both or features, such as window boxes or art displays, on at least 50 percent of the total area of the façade.

(4) Off-Street Parking and Loading³⁴¹

- (a) Access to parking areas shall be provided from a contiguous open public alley meeting the standards of Section 5.2.<>, Off-Street Parking Standards. If there is a contiguous open public alley that does not meet the standards of Section 5.2.<>, Off-Street Parking Standards, all necessary improvements shall be made to the portion of the alley adjacent to the lot to the closest intersection with a right-of-way. If a contiguous open public alley is not present, a new access point to the public right-of-way shall be requested, in accordance with city standards.
- (b) Driveways connecting parking areas with public rights-of-way shall be designed to minimize conflicts with pedestrians, and curb cuts shall comply with Section 22-315 of the City Code.

(5) Screening³⁴²

- (a) Rooftop equipment, including vents and stairwell accesses, that is visible from an abutting public right-of-way shall be screened from view with parapet walls, screens, or similar building elements or design features that are compatible with the principal structure.
- (b) Outdoor storage uses and mechanical equipment shall be screened with 100 percent opaque material that is compatible with the nearest principal building façade. Screening height shall be sufficient to prevent visibility from adjacent ground-level pedestrian paths within public rights-of-way.
- (c) New utility lines shall be installed underground. Existing utility lines should be relocated underground.³⁴³

³⁴¹ Carries forward and consolidates Sections 27-243(e)(4)(a) and (b). The existing regulations require a site-plan controlled rezoning to permit a driveway more than 100 feet from the intersection of the local street and Kennedy Boulevard; it is recommended that this not be carried forward.

³⁴² Carries forward and consolidates Sections 27-243(e)(1)(d) and (f)(3) and (3)(a).

³⁴³ A provision for relocating existing utility lines underground was included with the language in Section 27-243(e)(3)(a).

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Section 3.13. Overlay Districts

3.13.9. KB-O: Kennedy Boulevard Overlay

(6) Exterior Lighting³⁴⁴

- (a) Outdoor light fixtures shall be installed in all surface and on-street parking areas, garages and parking structures, and public use areas adjacent to a building, including, but not limited to, entryways and courtyards. Light poles shall not be placed within the canopy dripline of any on-site or off-site trees or within parking lot landscaped islands that are planted with shade trees or other canopy producing species.
- (b) Light poles shall not exceed 12 feet in height, as measured from finished grade.

(7) Fences and Walls³⁴⁵

- (a) Block fences and walls visible from a public right-of-way shall be architecturally finished and maintained with congruous materials, such as brick, stucco, and textured concrete masonry units. All other block fences and walls shall be painted or finished.
- (b) Fences and walls shall comply with the maximum height standards, as measured above finished grade, in Table 3.13.9-A: KB-O District Fence and Wall Height Standards.

Table 3.13.9-A: KB-O District Fence and Wall Height Standards

Standard	Value
Height, min (ft)	
Adjacent to Kennedy Boulevard right-of-way	2 [1]
Adjacent to other public right-of-way with a street	4
Adjacent to other public right-of-way with an alley	4 [2]
Adjacent to a use in the Residential use classification	6

ft = feet; min = minimum

NOTES

- [1] The fence or wall may be designed to accommodate public seating.
- [2] When the alley separates the lot from a residential use, the fence or wall shall be six feet in height or less.

- (c) Permitted fence material is limited to the following:
 - (1) Masonry;
 - (2) Decorative stone;
 - (3) Wrought-iron (aluminum) style;
 - (4) Picket or lattice style poly vinyl chloride (PVC); and

³⁴⁴ Carries forward Sections 27-243(e)(5) and (f)(3)(b) and (d). The requirement for light fixtures to not impact residential properties in this section was not carried forward as this is a general standard that will be addressed in either Section 5.5, Exterior Lighting Standards, or Section 5.9, Neighborhood Compatibility Standards. Additionally, the lighting plan sheet and illumination table in Section 27-243(f)(3) of the current code are not carried forward. Additional standards may be added to the KB-O district once the general development lighting standards are drafted.

³⁴⁵ Carries forward and consolidates Sections 27-243(e)(6).

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3.13.9. KB-O: Kennedy Boulevard Overlay

- (5) Decorative combination style made of masonry or stone with metal or poly vinyl chloride (PVC).
- (d) Chain link fences are prohibited except during construction. Any chain link fences shall be removed prior to issuance of a certificate of occupancy.

(8) Drive-Through³⁴⁶

On buildings with frontage on Kennedy Boulevard, drive through service windows and any associated structural canopies or building elements shall not be located between the building and Kennedy Boulevard. These uses shall be designed to have minimal impact on pedestrian movement.

(9) Signs³⁴⁷

(a) Purpose

The purpose of the KB-O sign standards is to allow the creation of unique and informative signs that give a distinct flavor to the overlay district, while maintaining a non-intrusive, pedestrian environment.

(b) Standards

- (1) Pylon signs are prohibited.
- (2) Ground mounted signs, other than those for multiple occupancy groups, shall not exceed 32 square feet in area per sign face and four feet in height and may be placed on a lot line.
- (3) Ground mounted signs for multiple occupancy groups, permitted in accordance with Section 5.8, Signs, shall not exceed 100 square feet in area per sign face and six feet in height and may be placed on a lot line.
- (4) Each ground mounted sign placed adjacent to a lot line facing a right-of-way shall include a numbered property address consisting of dark numerals on a light background or light numerals on a dark background with numerals at least four inches in height.
- (5) Wall signs on buildings abutting Kennedy Boulevard shall comply with the following:
 - (A) On buildings two stories in height or less, the area per sign face shall not exceed one-half (1/2) square foot per one linear foot of building frontage abutting Kennedy Boulevard.
 - (B) On buildings more than two stories in height, the area per sign face shall not exceed one square foot per one linear foot of building frontage abutting Kennedy Boulevard. The sign shall not protrude more than 12 inches from the façade the sign is affixed to.
- (6) A use or lot that is permitted to have more than one wall sign, in accordance with Section 5.8, Signs, shall maintain a minimum separation of four feet between wall signs on the same façade and locate each wall sign

³⁴⁶ Carries forward Section 27-243(e)(1)(f)(1). These standards may be refined.

³⁴⁷ Carries forward and reorganizes the standards in Section 27-243(e)(7).

Article 3: Zoning Districts

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3.13.9. KB-O: Kennedy Boulevard Overlay

at least 10 feet from the corner of the building to which the wall sign is affixed.

- (7) In addition to any other sign permitted in this section, and in accordance with Section 5.8, Signs, the principal entry of each business shall be permitted one non-illuminated marquee sign, in accordance with the following:
 - (A) The sign shall not exceed four feet in length, one foot in height, and six inches in thickness;
 - (B) The sign shall be located under an awning at least seven feet above the sidewalk and be installed at an angle perpendicular to the exterior wall; and
 - (C) Text may be placed on both sides of the sign.

(10) Public Transportation³⁴⁸

All development and redevelopment shall provide public transportation facilities in coordination with the city and the Hillsborough Area Regional Transit Authority.

³⁴⁸ Carries forward Section 27-243(h).

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.10. TH-O: Tampa Heights Overlay

3.13.10 TH-O: Tampa Heights Overlay³⁴⁹

A. Purpose

The purpose of the TH-O: Tampa Heights Overlay district, is to establish regulations that ensure infill development is cohesive with the neighborhood's existing mix of commercial and residential development, national and local designated historic properties and structures, and dedicated parks. District standards promote the unique character of the area and diverse housing options, while also encouraging walkability and transit-oriented development.

B. Applicability³⁵⁰

(1) General

- (a) The standards in this section apply to all development, redevelopment, and change of use in the TH-O district, except as provided in subsection (2) below.
- (b) Land in the TH-O district that is within the Tampa Heights Local Historic district shall obtain a certificate of appropriateness, in accordance with Section 2.5.16, Certificate of Appropriateness, Major, through Section 2.5.19, Certificate of Appropriateness for Relocation or Demolition, Historic Properties, as applicable.
- (c) Where there is a conflict between the standards in the LDC, the standards in the TH-O district, and the standards in the Tampa Heights Local Historic district, where applicable, the more restrictive standards shall apply.

(2) Exemption

Development limited to interior work on existing structures with no increase in the structure's existing gross floor area, and which includes exterior work that does not exceed 10 percent of the assessed value of the property, is exempt from the standards in this section.

C. Standards

(1) Site Design³⁵¹

Residential buildings with attached garages whose primary entrance is within a courtyard, interior plaza, or similar area shall not orient the garage's vehicular entrance towards a public street.

³⁴⁹ Carries forward Section 27-244. At staff's direction, Section 27-244(e)(2)(e)(i) of the current code is relocated as a use specific standard for accessory dwelling units.

³⁵⁰ Carries forward Section 27-244(d). The exemption of interior work from the standards of this section is new. Staff and the consultant team will continue to evaluate applicability of this overlay district.

³⁵¹ Carries forward Section 27-244(e)(2)(a)(i). It is assumed that this section applies to principal and accessory structures. In addition, the standard that garages are not required to be structurally integrated with the primary building was not carried forward, because there is no general standard requiring that.

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Section 3.13. Overlay Districts

3.13.10. TH-O: Tampa Heights Overlay

(2) Building Design

- (a) Residential development subject to this section shall comply with the following:³⁵²
 - (1) Porches on the ground-level floor front façade of a building shall be permitted to encroach into the front yard up to the lot line. The floor area above the encroaching area of the porch shall be permitted to encroach into the front yard up to an equal distance.³⁵³
 - (2) The maximum height of an accessory structure shall be the maximum height permitted in the base zoning district, except in the Tampa Heights Local Historic district where the maximum height shall be 22.5 feet.
 - (3) Accessory structures shall not exceed 1,100 square feet in total square footage.³⁵⁴
 - (4) Accessory dwelling units may be metered separately for utilities. No more than two individuals shall live in an accessory dwelling unit at any time.

(3) Off Street-Parking and Loading

- (a) Nonresidential development subject to this section shall comply with the following:³⁵⁵
 - (1) New on-site parking shall be placed in the rear or side yards of the lot.
 - (2) The following shall be exempt from Section 5.2, Off-Street Parking and Loading Standards and shall not be required to provide new or additional off-street parking:
 - (A) A building less than 1,500 square feet in gross floor area on a lot fronting on Franklin Street; and
 - (B) Any lot less than 20,000 square feet in area with frontage on Franklin Street.
 - (3) Any use except residential uses (including those in mixed use developments) that are located in buildings with 20,000 square feet of gross floor area or less shall provide parking at a rate of two standard spaces per 1,000 square feet of gross floor area. Parking space standards shall comply with all other standards of Section 5.2, Off-Street Parking and Loading Standards.³⁵⁶
 - (4) The total number of off-street vehicular parking spaces required to be provided may be reduced, in accordance with the following:
 - (A) Each new or existing on-street parking space may be used to offset one required off-street parking space, provided the parking spaces are

³⁵² Carries forward and consolidates Sections 27-244(e)(2)(c)(1), (f), and (e)(iii) and (iv). Section 27-244(e)(2)(e)(ii) was not carried over as this provision is included in the definition for accessory dwelling unit in the new LDC.

³⁵³ At staff's direction, the 10-foot limitation for porch encroachments into front yards (carried forward from Sec. 27-244(e)(2)(a)(i) of the current code) is removed.

³⁵⁴ Per staff, the size restriction in Section 27-244(e)(2)(d)(ii) of the current code refers to total square footage.

³⁵⁵ Carries forward and consolidates Sections 27-244(f)(2)(a) through (e).

³⁵⁶ Per staff, standard parking spaces shall be provided to meet the requirement of this subsection.

Article 3: Zoning Districts

Section 3.13. Overlay Districts

3.13.10. TH-O: Tampa Heights Overlay

available for public use in perpetuity and are constructed to meet the standards in Section 5.2, Off-Street Parking and Loading Standards.

- (B) Five bicycle parking spaces may be used to offset one required off-street parking space up to a maximum reduction of 10 percent of the required off-street vehicular parking.³⁵⁷

- (b) Residential development subject to this section shall comply with the following:³⁵⁸

- (1) Each new or existing on-street parking space may be used to offset one required off-street parking space, provided the parking spaces are available for public use in perpetuity and are constructed to meet the standards in Section 5.2, Off-Street Parking and Loading Standards. This reduction is subject to review and approval by the Mobility Department. All other vehicular access shall be provided in accordance with subsection (4) below.
- (2) All off-street parking areas shall be permitted to utilize the total width of the alley in the right-of-way to meet the required aisle width in Section 5.2, Off-Street Parking and Loading Standards, if compliance with subsection (4) below is demonstrated and the parking area complies with all other standards in Section 5.2.
- (3) Single-family residential development shall design driveways connecting parking areas with rights-of-way to minimize conflicts with pedestrians and provide curb cuts, in accordance with Section 22-315 of the City Code.
- (4) Single-family residential development on lots fronting other than local streets shall provide vehicular access, in accordance with one of the following:³⁵⁹
 - (A) Vehicular access to the parking area shall be provided from a contiguous open public alley meeting the standards of Section 5.2.<>, Off-Stret Parking Dimensional Standards. If the contiguous open public alley does not meet the standards Section 5.2.<>, Off-Stret Parking Dimensional Standards, all necessary improvements shall be made to the portion of the alley adjacent to the lot to the closest intersection with a right-of-way,³⁶⁰
 - (B) Vehicular access to the parking area shall be provided through an easement agreement; or
 - (C) Vehicular access to the parking area is provided directly from a street. Driveways on lots 70 feet or greater in width shall not exceed 20 feet in width and driveways on lots less than 70 feet in width shall not

³⁵⁷ The requirement for the new parking on-street parking spaces to meet Section 5.2 is new. It is assumed that, per Section 24-277(e)(2)(c)(ii), either new or existing on-street parking adjacent to the lot, not both, may be used to reduce the required number of parking spaces.

³⁵⁸ Carries forward and consolidates Sections 27-244(e)(2)(b), (c)(ii) and (iii), and (e)(i). This may be updated when the minimum off-street parking standards are drafted during Installment 3.

³⁵⁹ Changed from “functionally classified streets” in current LDC to “other than local streets.”

³⁶⁰ It is assumed that improvements to alleys under Section 27-244(e)(2)(b)(iv) shall be made between the portion of the alley adjacent to the lot to the closest intersection with a right-of-way.

Article 3: Zoning Districts

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exceed 10 feet in width, measured at narrowest width of the driveway between the edge of the roadway (not including flares) and the right-of-way line. All driveways shall be located so that the edge of the flare is within one foot of the extended lot line and comply with all other applicable standards in Section 5.2.<>, Off-Street Parking Dimensional Standards.

- (D) Single-family residential development on lots less than 70 feet in width fronting non-functionally classified streets shall provide vehicular access to the parking area from a contiguous open public alley meeting the standards of Section 5.2.<>, Off-Street Parking Dimensional Standards. If the contiguous open public alley does not meet the standards of Section 5.2.<>, Off-Street Parking Dimensional Standards, all necessary improvements shall be made to the portion of the alley adjacent to the lot to the closest intersection with a right-of-way.³⁶¹

³⁶¹ It is assumed that improvements to alleys under Section 27-244(e)(2)(b)(iii) shall be made between the portion of the alley adjacent to the lot to the closest intersection with a right-of-way.

Section 3.14. Legacy Districts

Section 3.14, Legacy Districts, references the legacy districts, which are districts that will continue to be applied to land in the city, but which should not be applied to new land. These districts will carry forward the regulations that apply to the existing districts in the current LDC and will be included in an Appendix to the new LDC.

3.14.1 Established Legacy Districts

The overlay zoning districts established in this LDC are listed in Table 3.14.1-A: Established Legacy Districts.

Table 3.14.1-A: Established Legacy Districts	
Districts	
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

3.14.2 Legacy District Regulations

[These regulations will be drafted in a later draft]

Article 4. Use Regulations

Commentary

Article 4: Use Regulations consolidates all use regulations, including principal uses, accessory uses and structures, and temporary uses and structures. It includes consolidated use tables that identify what uses are allowed in what zoning districts. It also includes standards that apply generally and standards that apply to specific principal, accessory, and temporary uses.

Section 4.1, General Provisions, outlines the organization of Chapter 152 and the requirement that all uses comply with applicable local and state regulations.

Section 4.2, Principal Uses, organizes, consolidates, renames, and refines the uses into a table of permitted uses. The use table lists principal uses and indicates whether they are permitted by right, require an S1 or S-2 special use permit, are permitted as an adaptive reuse, or are prohibited. It also includes references to use-specific standards applicable to specific uses.

Section 4.3, Accessory Uses and Structures, organizes, consolidates, renames, and refines the accessory uses and structures into a table of permitted uses and structures. The table for accessory uses and structures is organized in a similar manner as the principal use table. It also includes general standards for all accessory uses and structures, and standards that apply to specific accessory uses and structures.

Section 4.4, Alcoholic Beverage Accessory and Temporary Uses, organizes, consolidates, and clarifies standards that apply to the sale and on-premises consumption of alcoholic beverages within the City. The table for alcoholic beverage accessory and temporary uses and structures is organized in a similar manner as the principal use table. It also includes general standards for all alcoholic beverage accessory and temporary uses, and the standards that apply to specific alcoholic beverage accessory and temporary uses.

Section 4.5, Temporary Uses and Structures, organizes, consolidates, and adds regulations for temporary uses and structures. It includes a use table that identifies temporary uses and structures and whether they are allowed or prohibited. It also includes general standards for all temporary uses and structures, and standards that apply to specific temporary uses and structures.

Note: This commentary is provided for reference purposes. It will be deleted in the adopted LDC.

Section 4.1. General Provisions

This Article 4 identifies the land uses that are allowed in each of the zoning districts established in this LDC and any applicable standards that apply to the land uses.

- 4.1.1 Section 4.2, Principal Uses, identifies land uses allowed as principal uses in the various zoning districts, and sets out special standards that apply to several of the uses.
- 4.1.2 Section 4.3, Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses, sets out general standards applicable to all accessory uses and structures, and sets out special standards that apply to particular accessory uses and structures.
- 4.1.3 Section 4.4, Alcoholic Beverage Accessory and Temporary Uses, identifies accessory and temporary uses for the sale and on-premises consumption of alcoholic beverages, sets out general standards applicable to all alcoholic beverage accessory and temporary uses,

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.1. General

and sets out special standards that apply to particular alcoholic beverage accessory and temporary uses.

4.1.4 Section 4.5, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, sets out general standards applicable to all temporary uses and structures, and sets out special standards that apply to particular temporary uses and structures.

4.1.5 Section 4.6, Interpretation of Unlisted Uses, provides the standards for determining whether a particular principal use or accessory use or structure not expressly listed in the use tables in this article should be permitted in a particular zoning district as a permitted or special use, and any applicable standards that should apply to the unlisted use.

Section 4.2. Principal Uses

4.2.1 General

This section describes permitted principal uses in Table 4.2.2-A: Principal Use Table. The use of land or structures that are not expressly listed in the table as permitted principal uses in a zoning district is prohibited, and the use shall not be established in that district. For unlisted uses, see Section 4.6, Interpretation of Unlisted Uses.

A. Organization and Applicability

- (1) Section 4.2.1B, Structure of the Principal Use Table, contains Table 4.2.2-A: Principal Use Table. The table identifies whether specific principal uses are allowed or not in a particular zoning district. For uses that are allowed, Table 4.2.2-A identifies what procedure is required for their approval, and references any use-specific standards that may apply to the particular use. Principal uses are additionally required to comply with the standards for the zoning district in which they are allowed, as well as all other applicable standards in this LDC.
- (2) Uses on land owned or controlled by the Hillsborough County Aviation Authority are subject to the standards of this Section, except as follows:
 - (a) Land used for airports and airport-related uses are exempt from the standards of this Section.
 - (b) Uses on all other land in the M-AP district are permitted in accordance with the TIA Master Plan and TIA Layout Plan, as amended.

B. Structure of the Principal Use Table

(1) Classification of Principal Uses

- (a) For organizational purposes, similar uses are grouped together in broad use categories. The individual land uses in Table 4.2.2-A: Principal Use Table are assigned to one of the following use categories:
 - (1) Residential;
 - (2) Civic, Public, and Institutional;
 - (3) Commercial; and
 - (4) Industrial.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.1. General

- (b) Use categories are further divided into subcategories that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Residential use category includes the subcategories of Household Living and Group Living.
- (c) Individual uses are listed alphabetically within the category and, if applicable, subcategory to which they belong. A definition of each category, subcategory, and individual use that is included in Table 4.2.2-A: Principal Use Table is provided in Section 9.4, Definitions.

(2) Abbreviations and Organization of Use Table

- (a) The left-most column of Table 4.2.2-A: Principal Use Table identifies the uses allowed in in the City. The top row lists the zoning districts in the City. The columns to the right of the use name indicate whether that use is allowed within the zoning district listed at the top of the column and, if the use is permitted, what type of approval is required. Each cell at the intersection of a principal use and zoning district in Table 4.2.2-A is assigned one of the following designations:

(1) Permitted Use (P)

A “P” under a base zoning district column indicates that the use is allowed by right as a principal use in the district. Uses allowed by right shall follow any applicable use-specific and development standards included in the right-most column in the row and all other applicable provisions of the LDC.

(2) S-1 Special Use (S1)

An “S1” under a base zoning district column indicates that the use is allowed as a principal use only upon approval of an S-1 special use permit in accordance with Section 2.5.29, S-1 Special Use Permit. Uses approved by S-1 special use permit shall follow any applicable use-specific standards included in the right-most column in the row, all other applicable provisions of the LDC, and any conditions of the S-1 special use permit approval.

(3) S-2 Special Use (S2)

An “S2” under a base zoning district column indicates that the use is allowed as a principal use only upon approval of an S-2 special use permit in accordance with Section 2.5.9, S-2 Special Use Permit. Uses approved by S-2 special use permit shall follow any applicable use-specific standards included in the right-most column in the row, all other applicable provisions of the LDC, and any conditions of the S-2 special use permit approval.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.2. Principal Use Table

(4) Adaptive Reuse (R)³⁶²

An “R” under a base zoning district column indicates that the use is allowed as a principal use in properties that have remained vacant for at least two years. Uses allowed as an adaptive reuse shall follow any applicable use-specific standards included in the right-most column in the row and all other applicable provisions of the LDC.

(5) Not Permitted (Blank)

A blank cell under a base or planned development district column indicates that the use is prohibited as a principal use or special use (S-1 or S-2) in the zoning district.

- (b) If use-specific standards apply to a given use, the far-right column of the table has a section reference that is an active link to the applicable standards for that use.
- (c) Principal uses are permitted in a PD district only if they are listed in the PD Plan adopted upon establishment of the PD district, in accordance with Section 3.12.2A, Planned Development (PD) Plan.

C. Multiple Principal Uses

A development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., administrative offices as accessory to a school, retail sales, or light manufacturing use). A development may also include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a gas station combined with a convenience store, restaurant, or automotive repair use, or a building with ground-floor commercial uses and upper-story residential). A development with multiple principal uses shall include only those principal uses identified in Table 4.2.2-A: Principal Use Table, as allowed in the applicable zoning district. Each principal use is subject to any use-specific standards that apply to the use.

4.2.2 Principal Use Table

Principal uses are allowed in each of the zoning districts in accordance with Table 4.2.2-A: Principal Use Table.

Commentary

The principal use table consolidates, reorganizes, and updates the various, separate principal use tables in the current LDC. When reviewing the table, note that:

- In the Use column on the left, yellow shading is used to identify new uses.
- The combination of zoning districts means that in some cases, uses are more widely permitted than is currently the case, or are permitted with less review—e.g., a use that required an S-1 special use permit is now permitted by right in this draft LDC. Instances where this applies are shown with yellow shading in a

³⁶² This is a new provision, as suggested in the LDC Assessment (p. II-105). The goal is to encourage the reuse of existing structures by permitting a modest number of additional uses in structures that have been vacant for a period of time. In this draft, the proposed vacancy requirement is two years.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.2. Principal Use Table

table cell. This may be of particular note for uses in the CG district, which has been consolidated with the CI district.

-Red shading is used in table cells to indicate where uses are no longer permitted, or are permitted subject to additional review.

-Use definitions are included in Section 9.3, Definitions, and have been thoroughly reviewed and updated.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

P = Permitted by Right S1 = Permitted with Special Use 1 Permit
S2 = Permitted with Special Use 2 Permit R = Permitted as Adaptive Reuse Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Residential																													
Household Living																													
Dwelling, single-family detached	P	P	P	P						P	S1		P	P	P			P	P	P			P	P					
Dwelling, single-family attached (townhouse)			P	P		S1				P	P	S1	P	P	P			P	P	P	P	P	P	P					4.2.4A(1)
Dwelling, two-family			P	P		S1				P	P	P	P	P	P			P	P	P			P	P					4.2.4A(2)
Dwelling, three-family (triplex)			P	P						P	P	S1	P	P	P	P		P	P	P			P	P					
Dwelling, four-family (fourplex)			P	P						P	P	S1	P	P	P	P		P	P	P			P	P					
Dwelling, six-family (sixplex)				P						P	P	S1	P	P	P	P		P		P	P	P	P	P					
Dwelling, multifamily				P	P	P				P	P	P	P	P	P	P		P		P	P	P	P	P					4.2.4A(3)
Dwelling, cottage home development			P	P						P	P																		4.2.4A(4)
Dwelling, courtyard multifamily				P		P				P	P	P								P	P	P							4.2.4A(5)
Dwelling, live-work				P	P	P				P	P		P	P	P					P	P	P							4.2.4A(6)
Private pleasure craft as residence	S2	S2	S2	S2						S2	S2	S2											P						4.2.4A(7)
Group Living																													
Emergency shelter ^{r363}				S1																									

³⁶³ Use is referenced and defined in the current LDC but not listed as permitted in any zoning district.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

P = Permitted by Right S1 = Permitted with Special Use 1 Permit
S2 = Permitted with Special Use 2 Permit R = Permitted as Adaptive Reuse Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Fraternity or sorority						P					P																		
Group living facility, large				S1		P				S1	S1	P	S2		S1/S2	S1/S2		P		S1			P	P					4.2.4A(8)
Group living facility, small	S1	S1	S1	S1		P				P	P		S	P	S1/S2	S1/S2		P	S1	S1			P	P					4.2.4A(8)
Group living facility, 6 or fewer residents	P	P	P	P		P				P	P		P	S2	P	P		P	P	P	P	P							4.2.4A(8)
Life care treatment facility				S2							S1	P								S2	S2								
Recovery home A				S2		S2					S1	S1								S2	S2	S2							4.2.4A(9)
Recovery home B				S2		S2					S1	S1								S2	S2	S2							4.2.4A(9)
Residential treatment facility				S2		S2					S2	S2								S2	S2	S2							4.2.4A(10)
Rooming house ³⁶⁴				S2		P					S1	S1			P	P													4.2.4A(11)
Student housing ³⁶⁵											S1	P											P	P					
Civic, Public, and Institutional																													
Community Services																													
Club, private					P	P			P		P	P	S2		P	P		P					P	P					
Correctional facility									P																				

³⁶⁴ Propose change from “roominghouse” to more conventional spelling with two words.

³⁶⁵ This use in the current LDC but is not defined, and will be refined.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

P = Permitted by Right S1 = Permitted with Special Use 1 Permit
S2 = Permitted with Special Use 2 Permit R = Permitted as Adaptive Reuse Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Cultural facility					P	P				P	P	P	S2	P	P	P	P	P			P	P	P	P					
Day care and nursery ³⁶⁶			S2	S1/S2	S1	P			P	S1	P	P	S1	P	S1/P	S1/P	P	P	S2	S1	P	P	P	P					4.2.4B(1)
Day care and nursery, 5 or fewer attendees	P	P	P	P	P	P			P	P	P		P	P	P	P	P	P											4.2.4B(1)
General assembly						P					P	P			P	P		P			P	P							
Public use facility	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious assembly	S2	S2	S2	S2	P	P				S2	P	P	S2	P	P			P	S2	S2	P	P	P	P					4.2.4B(2)
Educational Facilities																													
Business, trade, or vocational school ³⁶⁷						P	P		P		S1	P		P	P	P	P	P			P	P	P	P					
College or university						P	P					P			P	P	P	P			P	P	P	P				S1	4.2.4B(3)
School, K-12	S2	S2	S2	P		P	P			P	P	P	S2	P	P	P	P	P	S2	P	P	P	P	P					4.2.4B(4)
Funeral Services																													
Cemetery	S1	S1	S1	S1	P	P	P		P																				4.2.4B(5)
Crematorium									P																				4.2.4B(6)
Funeral parlor						P	P				P	P		P	P	P		P			P	P							4.2.4B(7)

³⁶⁶ Child day care and adult day care uses are separate in the current code, but we have combined them.

³⁶⁷ These are separate in the current code, but we propose combining them.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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

S2 = Permitted with Special Use 2 Permit R = Permitted as Adaptive Reuse Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP						
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards	
Health Care Services																														
Blood donor center						S2			S1/S2			S1																	4.2.4B(8)	
Clinic, medical or dental					P	P	P				P	P	S2	P	P	P		P			P	P	P	P			P	P		
Freestanding emergency room						S1	P					P		P	P	P		P			S1	S1	P	P						
Hospital ³⁶⁸						P	P					P		P	P						P	P	P	P						
Nursing, convalescent, or extended care facility ³⁶⁹				S1		P	P				S1	P			P	P		P											4.2.4B(9)	
Urgent care center						P	P					P			P	P		P			P	P	P	P			P	P		
Park and Open Space																														
Community garden ³⁷⁰			S1	S1	S1	S1	S1				S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	P	P	S1	S1					4.2.4B(10)	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Transportation and Utility Facilities																														
Airport						P			P																	P	P		P	
Airport-related use																										P	P	P	P	

³⁶⁸ Special use standards in Section 27-132 for the U-C district have not been carried forward due to the restructuring of the U-C district.

³⁶⁹ In the current LDC, S2 in RM-16 and RM-18; S1 in RM-24, S1 in OP, and P in OP-1.

³⁷⁰ Changed from “private” community garden to allow flexibility to establish public community gardens. The use-specific standards will be carried forward and applied to private community gardens.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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

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	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Communications tower, commercial ³⁷¹						S2	S2		P														P	P					4.2.4B(11)
Heliport						P	S2		P			P											P	P				P	4.2.4B(12)
Marina						P			P			P											P	P	P	P	P	P	
Parking lot or structure (as principal use) ³⁷²						S1	S1		S1			P			S2	S2	S2						P	P	S1	S1	S1	S1	4.2.4B(13)
Radio/TV studio						P	P		P		P	P		S1	P	P	P						P	P		S1			4.2.4B(14)
Radio/TV transmitter site																											P	P	
Transportation service facility						P			P		P	P			P								P	P			P	P	
Utility, major ³⁷³					S2	S2	S2		S2				S2		S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	P	P	P	P	
Utility, minor ³⁷⁴	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility transmission site	S2	S2	S2	S2		S2			S2		S2	S2							S2	S2	S2	S2		P					4.2.4B(15)
Water transport																								P					

³⁷¹ Permissions carried forward from Section 27-282.6 of the current LDC.

³⁷² Name changed from “Parking, off-street” to more readily differentiate from any private off-street parking this LDC requires. The use listed as “Parking, commercial” (see Section 27-132) has not been carried forward; standards regarding parking that is accessory to another principal use, whether on site or off-site, will be addressed in Section 5.2, Off-Street Parking and Loading Standards.

³⁷³ New; includes higher-intensity utility uses from “public service facility” use in current LDC and requires an S-2 special use permit in all districts where it is permitted.

³⁷⁴ New; includes lower-intensity utility uses from “public service facility” use in current LDC and permitted by right in all districts.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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

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	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Commercial																													
Adult-Related Uses																													
Adult uses, all						S1			S1																				4.2.4C(1)
Animal-Related Uses																													
Doggie day care					P	P	P				P	P								P	P								4.2.4C(2)
Dog grooming					P	P	P			P	P	P								P	P								
Kennel						P	P		P		S1	P			P	P		P			P	P	P	P	P	P	P	P	4.2.4C(3)
Veterinary clinic						P	P		P		P	P			P	P		P				P	P	P	P	P	P	P	4.2.4C(4)
Commercial Lodging																													
Bed and breakfast				S1	P	P	P			S1	P	P	P	P	P	P		P		S1	P	P		P					4.2.4C(5)
Hotel ³⁷⁵						P	P			S1	P	P		P	P	P		P			S2	S2	P	P		P		P	
Food and Beverages																													
Bakery			R	P	P	P	P		P	P	P	P	S2		P	P		P			P	P	P	P	P	P	P	P	4.2.4C(6)
Bar or lounge										S1	P	P			P	P		S2				S2	S1/ S2	S1/ S2					
Catering shop ³⁷⁶					P	P	P		P			P	S2	P	P	P		P			P	P	P	P	P	P	P	P	4.2.4C(7)

³⁷⁵ Special use standards in Section 27-132 for the U-C district have not been carried forward due to the restructuring of the U-C district.

³⁷⁶ Use consolidates the “commercial kitchen” use. Catering shop was not permitted in YC-MU-R and commercial kitchen was permitted as an S1 use in YC-MU-R.

Article 4: Use Regulations
Section 4.2. Principal Uses
4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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	Residential				Business					Mixed Use			Ybor City						Seminole Heights						M-AP				
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Craft distillery						P	P		P	S1	P	P		P	P	P		P											
Food truck					P	P	P		P	P	P	P										P	P	P	P	P	P	P	4.2.4C(8)
Microbrewery, up to 60,000 barrels annually						P			P	P	P	P		P	P	P					P	P	P	P					
Microbrewery, over 60,000 and up to 200,000 barrels annually						P			P		P	P			P	P					S2	P							
Restaurant			R	P	P	P	P		P	P	P	P	S2	P	P	P		P		S2	P	P	P	P	P	P	P	P	4.2.4C(9)
Restaurant, drive-up						S1	S1		P			S1											S1	S1		P	P	P	
Wine production, customized						P	P		P			P																	4.2.4C(10)
Winery											P	P			P	P													
Office																													
Laboratory, medical or dental						P	P		P			P									P	P		P					
Office ³⁷⁷			R	P	P	P	P		P	P	P	P	S2	P	P	P	P	P			P	P	P	P	P	P	P	P	4.2.4C(11)

³⁷⁷ Renamed from “Business/professional Office” and consolidates “medical office,” because the impacts of an office used by a physician (as compared to a medical clinic) are similar. Permissions from Business/Professional Office have been carried forward. Section 27-132, for office, business and professional and office, medical. Standards for office uses in the UC district are not carried forward; allowance for reduction of required parking in CN district not carried forward and will be addressed with the standard off-street parking alternatives in Section 5.2, Off-Street Parking and Loading Standards; provisions requiring compliance with design guidelines in YC districts not carried forward as duplicative; and standard requiring nonresidential development “be designed to be compatible with existing and potential future Residential uses” not carried forward as vague. Standards requiring an office use in a CN district to be on a lot at least 1,000 square feet in size has been removed as unnecessary, at staff’s request.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Research facility ³⁷⁸						P	P		P			P			P		P						P	P	P	P	P	P	4.2.4C(12)
Temporary agency ³⁷⁹						S2			S1/ S2																				4.2.4C(13)
Recreation and Entertainment																													
Reception or event center					P	P	P			P	P	P			P	P		P			P	P	P						
Recreation facility, commercial indoor						P	P		P	S1	P	P			P	P		P			P	P	P	P					
Recreation facility, commercial outdoor						S1/ S2			P		S1	P			P	P		P			P	P	P	P					4.2.4C(14)
Recreation facility, private	S1	S1	S1	S1/ P	P	P	P	P	P	S1	P	P	S1/ P		P	P	P	P		p	P	P	P	P					4.2.4C(15)
Retail and Services																													
Bank				P	P	P	P		P	P	P	P	S2		P	P	P	P			P	P	P	P	P	P	P	P	4.2.4C(16)
Business services ³⁸⁰						P	P		P		P	P			P	P		P			P	P	P	P	P	P	P	P	
Freestanding ice vending						P	P		P		P	P			P	P					P	P			P	P	P	P	4.2.4C(17)
Gas station					S1	P	P		P			P		S1	S1									P	P	P	P	P	4.2.4C(18)
Medical marijuana dispensary					P	P	P						S2	P	P	P		P			P	P	P	P					4.2.4C(19)

³⁷⁸ This use name is suggested to replace “Research activity.”

³⁷⁹ Name changed from “Temporary help agency” to the more common usage of “Temporary agency.”

³⁸⁰ New use that incorporates “appliance/equipment repair” and “printing, light” uses.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP					
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Personal services		R	R	P	P	P	P			P	P	P	S2	P	P	P	P	P			P	P	P	P	S1	S1	S1	S1	4.2.4C(20)
Pest control service						P			P														P						
Pharmacy					P	P	P						S2		P	P		P			P	P							
Retail, convenience				P	P	P	P		P		P	P	S2	P	P	P		P			P	P	P	P	P	P	P	P	
Retail, general ³⁸¹		R	R	R		P	P		P		P	P		P	P	P		P			P	P	P	P					4.2.4C(21)
Retail, lawn and garden						S1/ P	S1		P			P									P	P							4.2.4C(22)
Retail, specialty					P	P	P		P	P	P	P	S2	P	P	P		P			P	P	P	P					
Vendor market												P				S1													
Vehicle-Related Uses																													
Auto rental						P/ S1			P														P	P					4.2.4C(23)
Truck/trailer rental						P	S2		P																				4.2.4C(24)
Vehicle repair, major						P/ S1			P						P							P		P	P	P	P	P	4.2.4C(25)
Vehicle repair, minor					P	P			P			P		S1	S1						P	P	P	P	P	P	P	P	4.2.4C(26)
Vehicle sales and leasing						P			P													P		P	P	P	P	P	4.2.4C(27)

³⁸¹ This use name is suggested to replace “Shoppers goods retail.”

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Section 4.2. Principal Uses

4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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	Residential				Business					Mixed Use			Ybor City					Seminole Heights						M-AP						
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards	
Industrial																														
Manufacturing and Processing																														
Aquaculture									P																				4.2.4D(1)	
Cigar factory						P			P						P	P		P						S2					4.2.4D(1)	
Data center									P																				4.2.4D(1)	
Dry cleaning plant ³⁸²						P			P													P							4.2.4D(1)	
Explosives manufacturing and storage ³⁸³									S1																				4.2.4D(1)	
Manufacturing, heavy ³⁸⁴									P																P	P	P	P	4.2.4D(1)	
Manufacturing, light						P			P						P							P		P	P	P	P	P	4.2.4D(1)	
Medical marijuana processing facility									P																				4.2.4D(1), 4.2.4D(2)	
Printing and publishing						P			P						P								P	P	P	P	P	P	4.2.4D(1)	
Warehouse and Storage																														
Distribution center									P															P					4.2.4D(1)	

³⁸² Name changed from “drycleaning plant, large.”

³⁸³ Consolidates “hazardous materials” use. The special use permit standards in S1 require compliance with environmental regulations and local development regulations, which are general standards that apply to all development and has not been carried forward. The requirement for a conceptual site plan demonstrating compliance can be made an application requirement and does not need to be included in the LDC.

³⁸⁴ Heavy manufacturing use no longer permitted in the CD district.

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Section 4.2. Principal Uses

4.2.2. Principal Use Table

Table 4.2.2-A: Principal Use Table

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

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Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards	
Maintenance or storage facility ³⁸⁵						P			P																	P	P	P	P	4.2.4D(1)
Outdoor storage ³⁸⁶									P																					4.2.4D(1)
Petroleum bulk storage or processing									S1																					4.2.4D(1)
Self-storage ³⁸⁷						P			P												P	P	S2	P	P	P	P	P	P	4.2.4D(1), 4.2.4D(4)
Warehouse ³⁸⁸						P			P						P						P	P			P	P	P	P	P	4.2.4D(1),
Wholesale trade ³⁸⁹						P			P						P						P	P			P	P	P	P	P	4.2.4D(1),
Waste-Related Uses																														
Junkyard									S1																					4.2.4D(1), 4.2.4D(5)
Landfill																														4.2.4D(1), 4.2.4D(6)
Material recovery facility and recycling									P																					4.2.4D(1), 4.2.4D(7)

³⁸⁵ Maintenance or storage facility use no longer permitted in the CD district.

³⁸⁶ Outdoor storage principal use no longer permitted in the CD district.

³⁸⁷ Name changed from “Warehouse, mini” to more common and recognizable “self-storage” and consolidates the separate air-conditioned storage use.

³⁸⁸ Warehouse use no longer permitted in the CD district.

³⁸⁹ Wholesale trade use no longer permitted in the CD district.

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Section 4.2. Principal Uses

4.2.3. Classification of Principal Uses

4.2.3 Classification of Principal Uses

A. Residential Category

(1) Household Living

The Household Living subcategory includes use types providing for the residential occupancy of a dwelling unit by a single family. Tenancy is generally arranged on a month-to-month or longer basis. Use types include single-family detached dwellings, single-family attached (townhouse) dwellings, two-family dwellings, three-family (triplex) dwellings, four-family (fourplex) dwellings, six-family (sixplex) dwellings, multifamily dwellings, cottage home development dwellings, courtyard multifamily dwellings, live-work dwellings, private pleasure craft used as a residence on the lot in which they are dry docked, and similar uses. Accessory uses common to Household Living uses include accessory dwelling units, home occupations, and swimming pools.

(2) Group Living

The Group Living subcategory includes use types providing for the residential occupancy of a group of living units by persons who may or may not constitute a single family and may receive some level of personal care. Individual living units often consist of a single room or group of rooms without cooking and eating facilities (though some do have such facilities), but unlike a hotel/motel, are generally occupied on a monthly or longer basis. Use types include fraternities or sororities, large group living facilities, small group living facilities, group living facilities with 6 or fewer residents, life care treatment facilities, recovery homes type A, recovery homes type B, residential treatment facilities, rooming houses, student housing, and similar uses. Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.

B. Civic, Public, and Institutional Category

(1) Community Services

The Community Service subcategory includes use types of a public, nonprofit, or charitable nature providing a local service (e.g., child care facility, cultural, recreational, counseling, funeral services, training, religious) directly to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. . Use types include private clubs, correctional facilities, cultural facilities, day cares and nurseries, day cares and nurseries with 5 or fewer attendees, general assemblies, public use facilities, religious assemblies, and similar uses. Accessory uses may include offices, meeting areas, food preparation and dining areas, health and therapy areas, and indoor and outdoor recreational facilities.

(2) Educational Facilities

The Educational Facilities subcategory includes use types such as business, trade or vocational schools, colleges or universities, and k-12 schools, Accessory uses at all

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Section 4.2. Principal Uses

4.2.3. Classification of Principal Uses

education uses may include offices, play areas, recreational and sport facilities, cafeterias, theaters, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities may additionally include dormitories, food service, laboratories, health care facilities, meeting areas, athletic facilities and fields, maintenance facilities, and supporting uses (e.g., eating establishments, bookstores).

(3) Funeral Services

The Funeral Services subcategory includes use types relating to the care, preparation, or disposition of the dead. Use types include cemeteries, crematoria, and funeral parlors.

(4) Health Care Services

The Health Care Services subcategory includes use types providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, nursing care, preventative care, diagnostic and laboratory services, and physical therapy. Care may be provided on an inpatient, overnight, or outpatient basis. Use types include blood donor centers, clinic, freestanding emergency rooms, medical or dental clinic, hospitals, nursing, convalescent, or extended care facilities, urgent care centers, and similar uses. Accessory uses may include food preparation and dining facilities, recreation areas, offices, meeting rooms, teaching facilities, hospices, maintenance facilities, staff residences, and limited accommodations for members of patients' families.

(5) Park and Open Space

The Park and Open Space subcategory includes use types focusing on open space areas largely devoted to natural landscaping and outdoor recreation, and tending to have few structures. Use types include community gardens, parks, and similar uses. Accessory uses may include caretaker's quarters, clubhouses, statuary, fountains, maintenance facilities, concessions, and parking.

(6) Transportation and Utility Facilities

The Transportation and Utility Facilities subcategory includes major utilities, which are infrastructure services that provide regional or City-wide service; minor utilities, which are infrastructure services that need to be placed in or near where the service is provided, utility transmission sites which includes utility transmission corridors, as well as communication-related uses including commercial communications tower, radio/tv studios, and transmitter sites. This subcategory also includes use types providing for passenger terminals for surface or water-based transportation, including airports (including airport-related uses near airports), heliports, marinas, parking, transportation service facilities, water transport. Accessory uses may include freight handling areas, concessions, offices, maintenance, limited storage, and fueling facilities.

C. Commercial Category

(1) Adult-Oriented Business

The Adult-Oriented Business subcategory includes use types consisting of, including, or having the characteristics of an adult bookstore, adult entertainment

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Section 4.2. Principal Uses

4.2.3. Classification of Principal Uses

establishment, adult theater, escort service, live model studio, or special cabaret, as defined in this LDC.

(2) Animal-Related Uses

The Animal-Related Uses subcategory includes use types related to the provision of veterinary services, general care, and boarding services for household pets and domestic animals. Use types include doggie day care, dog grooming, kennels, pet care services, and veterinary clinic.

(3) Commercial Lodging

The Commercial Lodging subcategory includes use types providing lodging units or rooms for short-term stays of typically less than seven days for rent or lease. Use types include bed and breakfasts and hotels. Accessory uses may include pools and other recreational facilities, restaurants, bars, limited storage, laundry facilities, gift shops, supporting commercial activities, meeting facilities, and offices.

(4) Food and Beverages

The Food and Beverages subcategory consists of establishments primarily engaged in the preparation and serving of food or beverages for on- or off-premises consumption. Use types include Bakeries, bars or lounges, catering shops, craft distilleries, food trucks, microbreweries up to 60,000 barrels annually, microbreweries over 60,000 and up to 200,000 barrels annually, restaurants, drive-up restaurants, sidewalk cafés, customized wine production uses, wineries, and similar uses. Accessory uses may include areas for outdoor seating, drive-through service facilities, facilities for live entertainment, and valet parking services.

(5) Offices

The Offices subcategory includes office buildings that house activities conducted in an office setting, usually with limited contact with the general public, and generally focusing on the provision of business services, professional services (e.g., accountants, attorneys, engineers, architects, planners), financial services (e.g., lenders, brokerage houses, tax preparers), or small-scale video or audio production services that are entirely conducted indoors (e.g. video editing, podcast recording and production). Use types include laboratory, medical or dental uses, offices, research facilities, temporary agencies, and similar uses. Accessory uses may include cafeterias, lunch rooms, recreational or fitness facilities, incidental commercial uses, or other amenities primarily for the use of employees in the offices.

(6) Recreation and Entertainment

The Recreational and Entertainment subcategory includes use types providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include reception or event centers, commercial indoor recreation facilities, commercial outdoor recreation facilities, private recreation facilities, and similar uses. Accessory uses may include offices, concessions, snack bars, and maintenance facilities.

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(7) Retail and Services

The Retail and Services subcategory includes use types involved in the sale, rental, and incidental servicing of goods and commodities and personal and business service that are generally delivered or provided on the premises to a consumer. Use types include banks, business services, gas stations, medical marijuana dispensaries, personal services, pest control services, pharmacies, convenience retail, general retail, lawn and garden retail, specialty retail, vendor markets, and similar uses. Accessory uses may include offices, storage of goods, assembly or repackaging of goods for on-site sale, concessions, ATM machines, and outdoor display of merchandise.

(8) Vehicle-Related

The Vehicle-Related subcategory includes use types involving the direct sales and servicing of motor vehicles, including automobiles, trucks, motorcycles, boats and recreational vehicles, as well as trailers — whether for personal transport, commerce, or recreation. Use types include auto rentals, truck/trailer rentals, major vehicle repair, minor vehicle repair, vehicle sales and leasing, and similar uses. Accessory uses may include offices, sales of parts, maintenance facilities, and vehicle storage.

D. Industrial Category

(1) Manufacturing and Processing

The Manufacturing and Processing subcategory includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, made for transfer to other plants, or made to order for businesses or individual consumers. Uses include aquaculture, cigar factory, data center, dry cleaning plant, explosives manufacturing and storage, heavy manufacturing, light manufacturing, medical marijuana processing facility, and printing and publishing. Uses may include the display or sale of goods on-site, if they are a subordinate part of total sales and relatively few customers come to the site. Accessory uses may include limited retail sales and wholesale sales, offices, eating or drinking establishments, employee recreational facilities, warehouses, storage areas, repair facilities, truck fleets, and security and caretaker's quarters.

(2) Warehouse and Storage

The Warehouse and Storage subcategory includes use types involving the storage or movement of goods for themselves or other persons or businesses. Goods are generally delivered to other businesses or the final consumer. There is little on-site sales activity with the customer present. Use types include distribution centers, maintenance or storage facilities, outdoor storage, petroleum bulk storage or processing, self-storage, warehouse, and wholesale trade. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas. This use category does not include contractor's yards.

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(3) Waste-Related

The Waste-Related subcategory includes use types receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal, or uses that manufacture or produce goods or energy from the composting of organic material or reuse, recycling, or processing of scrap or waste material. Use types include junkyards, landfills, and material recovery facilities and recycling.

Commentary

This section includes new use standards, use standards carried forward and adapted from Section 27-132 of the current LDC, standards for specific uses in Article VI, Division 2 (Section 27-282 *et seq.*), and other sections of the current LDC. The footnotes attached to use-specific standards describe the source of the standards and highlight substantive changes.

Several categories of standards have generally not been carried forward from the current LDC. First, requirements that uses comply with “all federal, state, and local” regulations or policies, or specific regulations such as environmental regulations, have not been carried forward. Article 8: Enforcement will provide that a use that violates a federal, state, or local law shall be deemed to have violated this LDC as well. Second, application requirements, such as a requirement that a conceptual site plan be included that demonstrates compliance with city standards, have not been carried forward. Third, standards that require that uses in the Ybor City Historic District obtain a certificate of appropriateness have not been carried forward as that is a general requirement for development in the district.

Finally, there are several sections that include a standard like this: “Nonresidential development must be designed to be compatible with existing and potential future Residential uses.” This fails to establish a measurable standard. Compatibility between nonresidential development and adjacent residential uses will be addressed through the development standards in Article 5 in general and, in particular, the standards in Section 5.9, Neighborhood Compatibility Standards. These development standards will be drafted as part of Installment 3 of the updated LDC.

4.2.4 Standards Specific to Principal Uses

The standards in this section that apply to a specific principal use shall apply regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this LDC. The standards in this section may be modified by other applicable standards or requirements in this LDC.

A. Residential

(1) Dwelling, Single-Family Attached (Townhouse)³⁹⁰

A dwelling, single-family attached (townhouse) use in a district where the use requires a special use permit shall comply with the following:

- (a) No continuous group of dwellings shall exceed 200 feet in frontage width.
- (b) The site plan for newly constructed single-family attached dwellings shall illustrate the lot lines for the entire townhouse development and for each townhouse, if the townhouses are not placed on individual lots.

³⁹⁰ Section 27-282.11, with minor edits. Additional design standards will be included in Section 5.7, Form and Design Standards

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- (c) The primary entrance of each townhouse unit shall face the street right-of-way.
- (d) Each townhouse unit shall be assigned an address on the street which the unit fronts, and no addresses shall reference an alley or easement that provides vehicular access to individual units.
- (e) In the CG district, the zoning lot containing single-family attached dwellings shall have direct access to an arterial or collector street.

(2) Dwelling, Two-Family³⁹¹

In the CG district, a zoning lot containing a newly constructed two-family dwelling shall be adjacent to Residential uses on at least two sides.

(3) Dwelling, Multifamily

In the CN district, a multifamily development shall comply with the following:

- (a) Residential uses are only permitted above the first floor of a building that includes ground-level nonresidential uses.
- (b) The site shall have direct access to an arterial or collector street.
- (c) The dimensional standards that apply to multifamily development in the RMF district shall apply in the CN district (see Table 3.2.6-A: RMF District Intensity and Dimensional Standards).

(4) Dwelling, Cottage Home Development³⁹²

A cottage home development shall comply with the following:

(a) Minimum Development Size

A cottage home development shall be located on a lot with a minimum area of 0.35 acres and include at least four single-family detached dwellings. See Figure 4.2.4-A: Site Layout of Cottage Home Development.

(b) Dimensional Standards for Individual Lots in the Development

Instead of the dimensional and intensity standards for the zoning district in which it is located, individual lots within a cottage home development shall comply with the standards in Table 4.2.4-A: Dimensional Standards for Individual Lots in Cottage Home Development.

Table 4.2.4-A: Dimensional Standards for Individual Lots in Cottage Home Development

Standard		Value
Lot Dimensions		
Lot width, min (ft)		20
Lot coverage, max (percent of site area)		85
Height, max		28 ft 2 stories
Building Setbacks, min (ft)		
Front	From common open space	10

³⁹¹ Section 27-132, carried forward even though the two-family dwelling use is now a permitted use in the CG district.

³⁹² New standards for a new Residential use.

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Table 4.2.4-A: Dimensional Standards for Individual Lots in Cottage Home Development

Standard		Value
	From street	The front yard depth in the zoning district where the lot is located
Side		Min of 10 ft on one side and zero for the other side yard, when it is contiguous to an adjacent lot where the min side yard depth is at least 10 ft
Corner		The corner yard depth in the zoning district where the lot is located
Rear	Lot that includes a driveway	20
	All other lots	5

min = minimum max = maximum ft = feet

(c) Individual Lot Configuration

Development on individual lots within a cottage home development shall comply with the following standards.

(1) Fences

Fences within front yards or side yards forward of the front façade plane shall not exceed 36 inches in height. Fences in rear yards or side yards behind the front façade plane shall not exceed 60 inches in height.

(2) Refuse Collection Containers

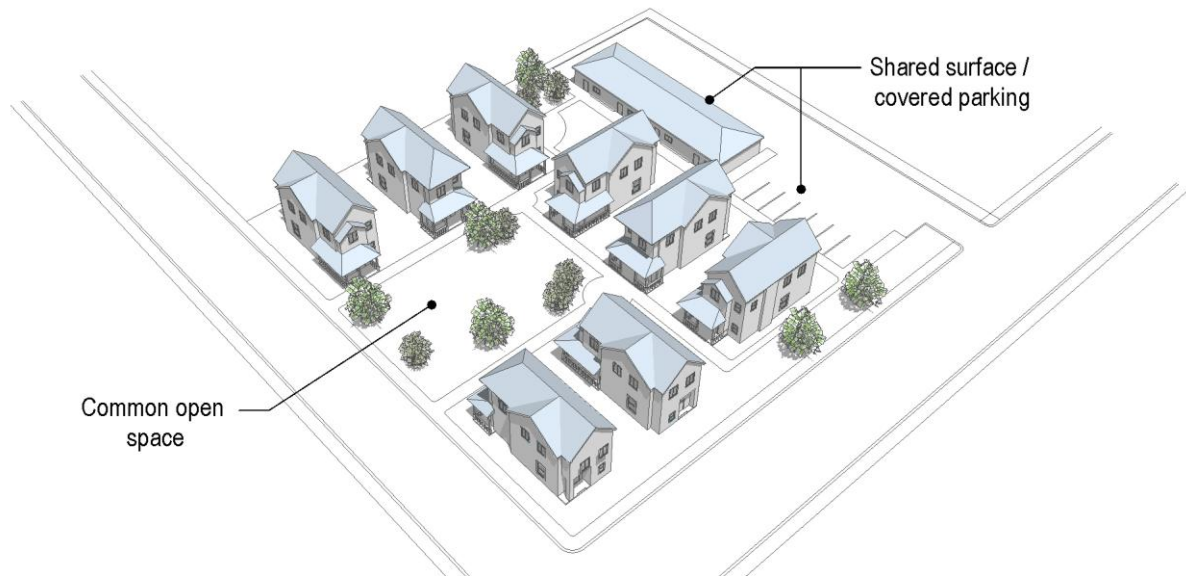
Each dwelling shall maintain individual refuse containers, which shall be screened from view and located to the side or rear of the dwelling.

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Figure 4.2.4-A: Site Layout of Cottage Home Development



(d) Homeowners' Association

Each cottage home development shall establish a homeowners' or property owners' association, or comparable legal entity that maintains control of common areas and takes responsibility for maintenance of common features in the development. Homeowners' or property owners' association documents shall be submitted to and reviewed by the City Attorney prior to approval of a development plan for a cottage home development.

(e) Common Open Space

- (1) The development shall include common open space that comprises at least 30 percent of the total site.
- (2) The common open space shall include a central green or lawn area fronting all or most of the dwellings.
- (3) The common open space area shall provide a minimum of 450 square feet of area for each dwelling in the development, and at least 80 percent of the dwellings shall front the central green or lawn area.
- (4) A common building located within the common open space area may be included as an accessory use, but in no instance shall the common building be larger than 2,500 square feet or serve as a permanent dwelling unit.
- (5) Common open space areas shall include pedestrian walkways that provide pedestrian access to each dwelling, to the shared parking area or garages, to any common buildings, and to the public sidewalk network.
- (6) Ownership of the open space shall remain either with the developer or be conveyed to a homeowners' association or comparable legal entity under state law.

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- (7) Maintenance of the land as permanent open space shall be ensured through the recordation of covenants or similar documents that are noted (or referenced) on the site plan or plat. This documentation shall also prescribe the nature and extent of continuing maintenance to the open space designed to preclude the creation of any nuisances.

(f) Parking

- (1) A cottage home development shall include at least one shared parking area or garage(s) that accommodates resident and guest parking.
- (2) Surface parking areas or garage(s) shall include at least one parking space for each dwelling unit, plus one designated guest parking space for every four dwelling units.
- (3) A surface parking area or garage shall not be located more than 300 linear feet from the dwelling it serves, and front the common open space.

(g) Shared Garages

Detached garages serving more than one dwelling shall not exceed five car bays or include individual garage doors wider than 12 feet.

(h) Transitional Buffer Yard

A cottage home development shall incorporate a transitional buffer yard along the side and rear lot lines of the perimeter of the lot where it is located. The buffer may incorporate landscaping materials, existing vegetation, or other features to buffer the cottage home development from adjacent development.

(i) Internal Streets

Vehicular entryways into a cottage home development and internal streets serving the development shall be configured as private drives with a maximum pavement width of 22 feet.

(j) Storage Space

Each dwelling may be provided with at least 50 square feet of covered storage space outside the heated floor area of the unit. Storage space may be located on an individual lot or on common land adjacent to a common building.

(5) Dwelling, Courtyard Multifamily³⁹³

A courtyard multifamily dwelling shall comply with the following:

(a) Minimum Development Size

A courtyard multifamily development shall include a minimum of 12 dwelling units.

(b) Dimensional Standards for the Development

Instead of the dimensional and intensity standards for the zoning district in which it is located, the dimensional and density standards for the courtyard

³⁹³ New Standards.

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multifamily dwellings shall comply with the standards in Table 4.2.4-B:
Dimensional Standards for Courtyard Multifamily Dwellings.

Table 4.2.4-B: Dimensional Standards for Courtyard Multifamily Dwellings

Standard	Value
Lot Dimensions	
Lot area, min (acres)	0.5
Lot width, min (ft)	150
Lot coverage, max (percent of site area)	80
Height, max	40 ft 3 stories
Building Setbacks, min (ft)	
Front	15
Side	15
Corner	15
Rear	15

min = minimum max = maximum ft = feet

(c) Homeowners' Association

Each courtyard multifamily development shall include a homeowners' or property owners' association, or comparable legal entity that maintains control of common areas and takes responsibility for maintenance of common features in the development, in the event the developer has transferred ownership of the common areas or the development is not under single ownership. Homeowners' association documents shall be submitted to and reviewed by the City Attorney prior to approval of a development plan for a courtyard multifamily development.

(d) Building Orientation

All buildings shall be located around the courtyard/common open space.

(e) Common Open Space

- (1) A courtyard multifamily development shall include a courtyard/common open space that comprises at least 30 percent of the total site.
- (2) The courtyard/common open space shall include an area in the central part of the lot, extending from the front of the lot on which the development is located, around which all of the multifamily units shall be located, in a U-shaped pattern. See Figure 4.2.4-B: Site Layout of Courtyard Multifamily Development.
- (3) The courtyard/common open space shall include at least 300 square feet of area for each multifamily dwelling in the development, and all of the buildings shall front the courtyard/common open space.

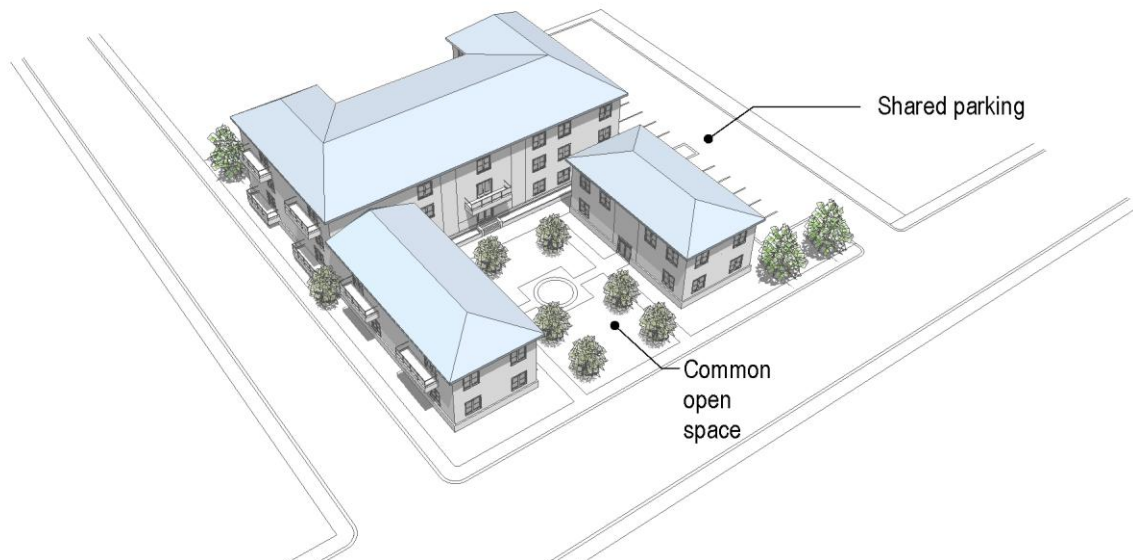
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- (4) The courtyard/common open space shall include pedestrian walkways that provide pedestrian access to the building's entrances, to the shared parking area or garages, and to the public sidewalk network.
- (5) Ownership of the courtyard/common open space shall be conveyed to a homeowners' or property owner's association in accordance with state law.
- (6) Maintenance of the courtyard/common open space shall be ensured through the recordation of covenants or similar documents that are note (or reference) on the site plan or plat that the area is dedicated as a courtyard/common open space, in perpetuity. This documentation shall also prescribe the nature and extent of continuing maintenance of the courtyard.

Figure 4.2.4-B: Site Layout of Courtyard Multifamily Development



(f) Parking

- (1) The development shall have a shared parking area or garage(s) that accommodates resident and guest parking, located at the rear or side of the development, behind the buildings housing the multifamily units.
- (2) Surface parking areas or garage(s) shall include at least one parking space for each dwelling unit, plus one designated guest parking space for every four dwelling units.

(g) Transitional Buffer Yard

A courtyard multifamily dwelling shall incorporate a transitional buffer along the side and rear lot lines. The buffer may incorporate landscaping materials, existing vegetation, or other features to buffer the cottage home development from adjacent development.

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(h) Internal Streets

If a vehicular entryway is located at the front of the development from the street, it shall be located at one side of the development. The vehicle entryway shall have a maximum pavement width of 22 feet.

(6) Dwelling, Live/Work³⁹⁴

A live-work dwelling shall comply with the following:

- (a) The residential portion of the building shall occupy at least 50 percent of the gross floor area.
- (b) Employees shall be limited to occupants of the residential portion of the building, plus up to three persons not residing in the residential portion.
- (c) Drive-through facilities are prohibited.
- (d) The nonresidential portion of the building shall comply with all applicable building code requirements for nonresidential development.

(7) Private Pleasure Craft as Residence³⁹⁵

A private pleasure craft used as a residence in a district where the use requires a special use permit shall comply with the following:

- (a) The use is only permitted adjacent to a vacant lot.
- (b) All off-street parking associated with the use shall be provided on the vacant lot associated with the use.
- (c) The pleasure craft shall comply with all local, state, and federal regulations regarding sewage disposal, availability of potable water, security against menaces due to storm surge, tides, currents, and hurricane shall be met.

(8) Group Living Facility³⁹⁶

(a) All group living facilities shall comply with the following:

- (1) A group living facility shall not be located within 1,200 feet of another group living facility, a life care treatment facility, recovery home A or B, or residential treatment facility.
- (2) The number of beds in a group living facility shall comply with state regulations.
- (3) The use shall have no external indications visible from rights-of-way or adjacent properties that differentiate it from a household living use.
- (4) The use shall comply with the standards of the state Department of Health and Rehabilitative Services.

³⁹⁴ New standards.

³⁹⁵ Section 27-132.

³⁹⁶ Section 271-32, with the following changes: Reference to number of beds allowed changed to state regulations, replacing comprehensive plan limits. Reference to OP removed as group living facilities are not proposed to be permitted in that district; YC parking and screening standards have not been carried forward and will be revisited when the off-street parking standards, including parking lot perimeter landscaping standards, are drafted in Article 5. The regulations will be updated when the Comprehensive Plan is drafted.

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- (5) In the RSS, RSU, RMF and OP districts, a group living facility shall serve no more than eight unrelated persons, unrelated to the caregiver.
- (b) The following standards apply to a group living facility with six or fewer residents:³⁹⁷
 - (1) In the RS and RMF districts, the use shall not be located within 1,000 feet of another group living facility of six or fewer residents.
 - (2) The use shall contain congregate kitchen, dining, and living areas only, with separate sleeping rooms.

(9) Recovery Home

A recovery home A or recovery home B shall comply with the following:

- (a) A recovery home shall not be established with 2,000 feet of another recovery home or a residential treatment facility, except that the City Council may waive this requirement because either:
 - (1) The existing uses between the existing recovery home or residential treatment facility and the proposed recovery home are predominantly commercial in nature; or
 - (2) Compliance with the separation requirement would have an adverse impact upon adjacent residential neighborhoods due to the placement of the recovery home in an area which would cause excessive noise, traffic, or other impacts on the health and safety of residents.
- (b) A recovery home shall not be established within 1,200 feet of a group living facility.
- (c) The recovery home shall have no external indications visible from rights-of-way or adjacent property that differentiate it from a household living use.
- (d) The recovery home shall comply with state standards.

(10) Residential Treatment Facility

A residential treatment facility shall comply with the following:

- (a) A residential treatment facility shall not be established with 2,000 feet of another residential treatment facility or a recovery home, except that the City Council may waive this requirement because either:
 - (1) The existing uses between the existing residential treatment facility or recovery home and the proposed residential treatment facility are predominantly commercial in nature; or
 - (2) Compliance with the separation requirement would have an adverse impact upon adjacent residential neighborhoods due to the placement of a residential treatment facility in an area which would cause excessive noise, traffic, or other impacts on the health and safety of residents.
- (b) A residential treatment facility shall not be established within 1,200 feet of a group living facility.

³⁹⁷ Footnote 3 from Article III, Table 4-1.

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- (c) The residential treatment facility shall have no external indications visible from rights-of-way or adjacent property that differentiate it from a household living use.
- (d) The residential treatment facility shall comply with state standards.

(11) Rooming House³⁹⁸

A rooming house use in a district where the use requires a special use permit shall comply with the following:

- (a) A rooming house shall not be located within 500 feet of another rooming house.
- (b) The rooming house shall comply with the standards in Section 19-235 of the City Code. The standards in Section 19-235 may not be waived or varied.
- (c) Each lodging unit is limited to two adult occupants and related minors.
- (d) Each lodging unit shall be no smaller than the minimum area required by the Florida Building Code for the applicable unit type.

B. Civic, Public, and Institutional

(1) Day Care and Nursery³⁹⁹

In the RSU and RMF districts, a day care and nursery use shall have direct access to an arterial or collector street.

(2) Religious Assembly⁴⁰⁰

(a) Height

A religious assembly may exceed the maximum height permitted in the zoning district through a S-2 special use permit, if a S-2 special use permit is required, or in other districts where the use is permitted by right through a variance, in accordance with Section 2.5.42, Variance, if the applicant demonstrates that the excess height would not have an adverse effect on adjoining and nearby properties. In determining whether the excess height would have an adverse effect, the relationship of the religious assembly to the surrounding neighborhood, including yards, distance from streets and distance from existing residential dwellings and other structures shall be considered. A special use-2 permit or variance may include conditions to ensure the compatibility of the height of the religious assembly with the surrounding residential neighborhood.

(b) Access

The site shall have direct access to an arterial or collector street.

³⁹⁸ Section 27-282.24 and 27-132.

³⁹⁹ Section 27-132. The following standard will be addressed in the development standards and has not been carried forward: "Adequate off-street pickup and delivery space shall be available, approved by the department of public works."

⁴⁰⁰ Carries forward standards in Section 27-132, except the minimum lot size and front-yard depth standards have been removed, and the procedure allowing a religious assembly to exceed the height limit is now a variance instead of a special use permit. The sign standards will be consolidated with the general sign standards in Article 5.

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(3) College or University⁴⁰¹

In the M-AP-4 district, a college or university use shall comply with the following standards:

- (a) The applicant shall provide documentation of no objection from the Hillsborough County Aviation Authority. The documentation of no objection may consider the following:
 - (1) The nature of the school proposed; and
 - (2) Whether the property is within the FAA 65 DNL noise contour or a restricted boundary as set forth in Ch. 333, Fla. Stat., existing or planned runway approaches, and any other applicable public safety and airport zoning restrictions.
- (b) The owner of the lot upon which the college use is proposed shall provide a recorded aviation easement accepted by the Aviation Authority.
- (c) The operator of the college shall provide a recorded release and waiver of claims related to airport and aircraft operations, noise, or vibrations or for noise abatement or sound insulation which is accepted by the Aviation Authority.
- (d) College-supporting Residential uses such as dormitories are specifically prohibited.
- (e) The college or university shall not exceed 20,000 square feet of gross floor area and cannot be an educational facility prohibited by Section 333.03(2)(c) and 333.03(3), Fla. Stat., as determined by the Aviation Authority.

(4) School, K-12⁴⁰²

A K-12 school use in a district where the use requires a special use permit shall comply with the following:

- (a) The site shall have direct access to an arterial or collector street.
- (b) Playing fields and playgrounds shall be arranged to minimize the impact of noise on adjacent and nearby lands with Residential uses.
- (c) In the RSE, RSS, YC-R, and SH-R district, the City Council may permit a reduction in the required minimum setbacks of the applicable zoning district if the applicant demonstrates that the proposed site design will be compatible with the neighborhood, includes more intensive landscape buffering to mitigate the reduced setbacks, or is consistent with a historic pattern of reduced setbacks on the proposed site of the school.
- (d) The maximum height of a school use may exceed the maximum height permitted in the zoning district in which it is located if the applicant demonstrates that the excess height would not have an adverse effect on adjoining and nearby properties. In determining whether the excess height

⁴⁰¹ Carries forward the standards relating to colleges in the M-AP-4 district in Section 27-132 under the use “Schools.”

⁴⁰² Carries forward the applicable Section 27-132, except the dumpster screening standards have not been carried forward and will be replaced by comprehensive screening standards in Section 5.3, Landscaping, Buffering, and Screening Standards. In addition, the standards relating to colleges in the M-AP-4 district have been relocated to the college or university use.

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would have an adverse effect, the relationship of the school to the surrounding neighborhood, including yards, distance from streets, and distance from existing residential dwellings and other structures shall be considered. Other conditions may also be established to ensure the compatibility of the height of the school with the surrounding residential neighborhood.

- (e) A school on land owned by the Hillsborough County School Board may use temporary portable buildings and trailers provided they comply with the minimum setback standards that apply in the zoning district, and the following:⁴⁰³
 - (1) The portable buildings and trailers are screened in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards;
 - (2) Off-street parking is provided in accordance with Section 5.2, Off-Street Parking and Loading Standards;
 - (3) The portable buildings and trailers shall be removed from the land within two years, unless the development approval is amended to permit the buildings or trailers as permanent structures.

(5) Cemetery

- (a) A cemetery shall comply with state law regarding the interment of human remains.
- (b) If a cemetery requires a special use permit, the use shall comply with the following:
 - (1) The minimum lot area for a cemetery is 85,000 square feet.
 - (2) The site shall have direct access to an arterial or collector street.
 - (3) The site shall have adequate space to permit the parking and maneuvering of funeral processions on site.
 - (4) All interments shall take place at least 30 feet from any zoning lot line.

(6) Crematorium⁴⁰⁴

A crematorium shall comply with the following:

- (a) A crematorium shall not be located within 500 feet of a national or local historic district or a Residential use.
- (b) All loading and parking areas shall be screened from view of the public right-of-way and abutting properties with an architecturally finished, six-foot high masonry wall that meets the standards of Section 5.6, Fence and Wall Standards.
- (c) The crematorium shall have a maximum of two combustion units/incinerators.
- (d) All equipment shall be certified by the manufacturer that it operates free of smoke and odor and has automatic pollution monitoring equipment to constantly supervise the operation and safeguard against pollution and environmental impact.

⁴⁰³ Carries forward Section 27-290(6).

⁴⁰⁴ Carries forward Section 27-282.14 and Section 27-132.

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(7) Funeral Parlor⁴⁰⁵

In the CG district, a funeral parlor may include a crematorium as an accessory use provided the crematorium is operated in accordance with the following:

- (a) A maximum of two combustion units/incinerators is permitted.
- (b) Cremation services may occupy no more than 20 percent of the gross floor area of the funeral parlor.

(8) Blood Donor Center

A blood donor center use shall not be located within:

- (a) Five hundred (500) feet of land in any Residential district or the OP district; and
- (b) One thousand (1,000) feet of any other blood donor center use or temporary agency.

(9) Nursing, Convalescent, and Extended Care Facility⁴⁰⁶

A nursing, convalescent, and extended care facility use in a district where the use requires a special use permit shall comply with the following:

- (a) The site shall have direct access to an arterial or collector street.
- (b) In the RMF district, no nursing, convalescent, and extended care facility shall be located within 1,200 feet of another nursing, convalescent, and extended care facility, a group living facility, a life care treatment facility, a recovery home, or a residential treatment facility.

(10) Community Garden⁴⁰⁷

A privately owned community garden in a district where the use requires a special permit shall comply with the following:

(a) Dimensional Standards

No more than 35 percent of the site shall be covered by impervious surfaces, including buildings and any paved surface.

(b) Permitted Structures

A community garden shall be located on the ground. The only permitted structures are:

- (1) Greenhouses, hoophouses, storage sheds, shade/water collection canopies, and planting preparation houses, in accordance with the following:
 - (A) Structures shall comply with the front yard setback that applies to principal structures, and the accessory building or structure setback for all other yards.
 - (B) The maximum height of a building or structure is 15 feet.

⁴⁰⁵ Standards included in special use standards for crematorium in Section 27-132.

⁴⁰⁶ Carries forward Section 27-132.

⁴⁰⁷ Carries forward Section 27-132 with reorganization. Minimum requirement for two acres in size has been removed. Text encouraging the use of hand tools has been removed as unenforceable. Reference to the use of pesticides in accordance with state and federal law has not been carried forward. List of prohibited activities (including pets on site) has been removed.

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- (C) The maximum lot coverage of the buildings and structures on the site (excluding greenhouses and hoopouses) is 20 percent.
- (2) Planting beds raised three or more feet above grade, compost bins, and rain barrel systems, which shall be set back at least 20 feet from the front lot line, and three feet from the side and rear lot lines.
- (3) Fencing, which shall be installed in accordance with Section 5.6, Fence and Wall Standards, and other applicable standards in this LDC, and any fencing placed parallel to the front lot line shall comply with CPTED principles.
- (4) Outdoor furniture and garden art.

(c) Signs

The garden shall have a sign that complies with the standards in Section 5.8, Signs, and includes the name of the community garden, name of the principal operator, and the telephone number, website, or email address of the principal operator.

(d) Off-Street Parking

In all districts other than a Residential district, the Ybor City Historic districts, the CBD, or CD districts, the garden shall provide one parking space per 10 individual garden plots, up to a maximum of 15. All parking shall comply with the standards in Section 5.2, Off-Street Parking and Loading Standards.

(e) Hours of Operation

Gardening activity shall only occur after dawn and before dusk.

(f) Maintenance

A privately owned community garden shall be maintained by the property owner and any lessee of the property, as applicable, including any community group or organization that is using the garden, in accordance with Chapter 19 of the City Code.

(g) Additional Standards

The produce and horticultural plant products of a community garden may be sold in accordance with the following:

- (1) In nonresidential districts, on a daily basis.
- (2) In Residential districts, only during scheduled events that occur a maximum of four times per year.

(11) Communications Tower, Commercial⁴⁰⁸

(a) Applicability

- (1) These regulations are not intended to prohibit or have the effect of prohibiting the provision of personal wireless services nor shall they be

⁴⁰⁸ Section 27-282.6, except subsection (e) Commercial communication towers site review process, which will be relocated to Procedures.

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used to unreasonably discriminate among providers of functionally equivalent services consistent with current federal regulations.

- (2) This section shall not apply to communication facilities and services that are located within public rights-of-way, which are regulated by the Advanced Wireless Infrastructure Deployment Act, Section 337.401, Fla Stat.

(b) Height, Setback, and Separation Standards

(1) General

Height, setback, and separation distance requirements for communications towers are established in Table 4.2.4-C: Commercial Communication Towers Location Requirements.

Table 4.2.4-C: Commercial Communication Towers Location Requirements				
Category	OP	CD	CG	IN
Required Tower Type	Monopole	Monopole	Monopole	Monopole
Height, max (ft)	80	100	140	200
Setback, min. (ft) ^[1]	As in underlying zoning district	As in underlying zoning district	As in underlying zoning district	As in underlying zoning district
Separation from Residential use, min (ft) ^[2]	100% of tower height	100% of tower height	100% of tower height	100% of tower height
Separation from Local Historic Dist. or Landmark site, min (ft) ^[2]	300% of tower height	300% of tower height	300% of tower height	300% of tower height

min = minimum max = maximum ft = feet

NOTES

[1] Distance separation from right-of-way shall be consistent with the requirements of the underlying zoning district.

[2] Distance separation shall be measured from the base of the tower to the nearest lot line of the residential, historic, or landmark site property in a straight line.

(A) Towers in Historic Districts

A communication tower may be erected on land in historic districts only after approval of a S-2 special use permit, in accordance with Section 2.5.9, S-2 Special Use Permit.

(B) Towers in Accident Potential Zones

Newly constructed communication towers are prohibited in the Accident Potential I and II Zones (APZ) around MacDill Air Force Base, in accordance with the Future Land Use Map in the comprehensive plan.

(C) Exceptions for Public Towers

Communication equipment and communication towers owned and operated by governmental agencies responsible for public safety are

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not subject to the maximum height restrictions and may be located in any zoning district.

(2) Modification of Setback and Separation Requirements

- (A) The applicant may apply to modify the setback and separation requirements in Table 4.2.4-C: Commercial Communication Towers Location Requirements, through a S-2 special use permit, in accordance with Section 2.5.9, S-2 Special Use Permit, and this subsection.
- (B) The application shall demonstrate compliance with all other standards in this LDC, and that the request for a modification of the setback and separation requirements complies with at least one of the following:
 - (1) The tower design implements techniques which have the effect of significantly reducing or eliminating visual obtrusiveness into the design of the commercial communication towers, and the tower site, associated equipment shelters, fencing, and appurtenances are designed to reflect the physical character, massing, scale, architecture, and historic nature (where applicable) of the surrounding neighborhood.
 - (2) Full compliance with all setback or separation requirements would result in the removal of a grand tree, which would otherwise be saved by reducing the setback or separation.
 - (3) The approval of the S-2 special use permit will result in three or more carriers collocating on the tower.
- (C) In addition to the decision-making criteria in Section 2.5.9, S-2 Special Use Permit, the City Council shall consider the following criteria when making a determination on whether to grant an S-2 Special Use Permit to modify the setback and separation requirements in Table 4.2.4-C:
 - (1) Granting the S-2 special use permit will not substantially interfere with or injure the rights of others whose property would be affected by allowing the tower.
 - (2) The variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan.
 - (3) Granting the S-2 special use permit will result in substantial justice being done, considering both the public benefits intended to be secured by the chapter and the individual hardships that will be suffered by a failure of the City Council to grant the S-2 special use permit.
- (D) The applicant shall demonstrate by an affidavit from a registered professional engineer or the tower's manufacturer that the commercial communication tower will support the specified number of antennas as set forth below to accommodate collocation, and that it will be constructed to the EIA/TIA 22-E Standards, as published by the

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Electronic Industries Association, which may be amended from time to time, and all applicable City of Tampa Building Codes.

(c) Development Standards

- (1) All commercial communication towers, except camouflaged structures, over 80 feet and up to and including 140 feet in height shall be structurally designed to accommodate at least two antenna arrays.
- (2) All commercial communication towers, except camouflaged structures, exceeding 140 feet in height shall be structurally designed to accommodate at least three antenna arrays.
- (3) The proposed commercial communication tower shall be designed and constructed to ensure that the structural failure or collapse will not create a safety hazard to adjoining properties.
- (4) The applicant shall demonstrate that the antenna(s) to be attached to the tower comply with the FCC and other applicable federal or state regulations related to telecommunications and radio frequency emission levels.
- (5) The commercial communication tower shall not be used for, nor contain signage, designs, or logos for private, political or commercial advertising.
- (6) If visible from surrounding properties, any accessory buildings, structures or appurtenances serving the commercial communication tower site shall be designed to be compatible with the architecture and physical character of the immediate neighborhood.
- (7) The commercial communication tower may be located on a zoning lot containing other principal uses. The commercial communication tower may be located on a lot or parcel smaller than the minimum lot size of the underlying zoning district. This parcel shall be known as the “commercial communication tower site.” The commercial communication tower site, and not the entire zoning lot, shall be subject to the requirements of this Code. However, where public notice is required, the entire zoning lot shall be considered for calculation of the required area for which notice is to be provided. The creation of the “commercial communication tower site” shall not impact the parking, landscaping, or other site features required for the parent tract in this LDC.
- (8) Commercial communication towers shall not be artificially lighted except to ensure human safety or as required by the FAA.
- (9) A commercial communication tower that requires approval of an S-2 special use permit shall comply with the following:⁴⁰⁹
 - (A) Nonresidential uses shall be adjacent to at least two sides of the property on which the tower is located.
 - (B) The tower shall have direct access to an arterial or collector street.

⁴⁰⁹ Carries forward standards that apply to commercial telecommunication towers that require a special use in Section 27-132.

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- (C) The application shall include a report that documents the need for a newly constructed commercial communications tower, whether an existing or previously approved structure can reasonably be used to provide service, and whether the proposed tower height is necessary to provide the applicant's designated service.
- (D) After a newly constructed commercial communication tower begins operating, the owner or operator of the tower shall submit an annual report that demonstrates a continuing need for the tower.

(d) Landscape Buffering and Screening

A tower shall be screened from view by a fence and landscaped buffer that complies with the following standards:

- (1) In all districts, a minimum eight-foot high finished masonry wall or other decorative type fence shall be installed around all portions of commercial communication tower sites adjacent to or visible from residentially zoned or used property or public road rights-of-way. For purposes of this section, a finished masonry wall includes, but is not limited to stucco, brick, or any other decorative cover or finish. Wooden slat fences are prohibited. In the IN district, the fence may be a chain link fence or other security fence.
- (2) A row of evergreen shade trees shall be planted a maximum of 15 feet apart along the outside perimeter of the wall or fence. Each shade tree shall grow to be a minimum of 15 feet tall with a four-inch caliper.
- (3) A row of seven-gallon evergreen shrubs at least four feet in height shall be planted eight feet on center to maintain an 80 percent opacity within one year of planting.
- (4) The landscaping shall be maintained by an irrigation system approved by the City during the term of the lease or the operation of the commercial communication tower, whichever is longer.
- (5) When the base of a commercial communication tower site is visible from public right-of-way or residentially zoned or used property, it shall be screened with the required landscape buffering located outside of the security fence.
- (6) The following alternatives may be used to comply with the screening standards of this section:
 - (A) Existing trees and vegetation shall be preserved to the maximum extent practicable and may be used to meet the landscaping requirements of this section if they are of equal quality and provide effective screening. Any vegetation that is preserved or used as a substitute shall be maintained throughout the term of the lease or the operation of the commercial communication tower, whichever is longer.
 - (B) Intervening buildings or other structures which provide the equivalent screening from view from land with Residential uses or in a Residential

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zoning district, and public rights-of-way may be used as a substitute toward meeting the screening requirement.

- (C) Where it can be demonstrated that the provision of the required trees and/or vegetation would present a safety hazard (such as around an electrical substation), the Development Coordination Manager may approve alternative screening methods that meet the intent of this section.

(e) Location Overlay Sites

- (A) Location overlay sites are intended to allow greater flexibility for the location of commercial communication tower sites, provide for pre-approved areas that enhance the ability to pre-plan multiple sites, maximize the use of existing under-utilized sites, and reduce the number of commercial communication tower sites which are visually obtrusive.
- (B) Designated public and private facilities and structures may be considered for the location of commercial communication towers notwithstanding whether the use is permitted in the applicable base zoning district if the conditions described in this subsection can be met, and a certificate of appropriateness in accordance with Section 2.5.16, Certificate of Appropriateness, Major, or Section 2.5.17, Certificate of Appropriateness, Minor, if applicable, is obtained.
- (C) If one of the location overlay sites is within a zoning district that has less restrictive setback, height, or separation requirements than the overlay site, the less restrictive requirement shall apply.

(f) Replacement and Modification of Existing Commercial Communication Towers

To encourage the use of sites on which existing commercial communication towers are already located, and which create a visual or height impact, modifications or replacements of such facilities may occur subject to the following conditions:

- (1) Commercial communication towers existing prior to May 16, 2013 shall be considered legal nonconforming uses. Such facilities may be used, repaired, replaced, or modified in accordance with this section. An existing commercial communication tower may be modified or replaced to accommodate the colocation of one or more antennas. An existing commercial communication tower which, when modified or replaced, would not conform to the requirements of the Code, may be increased in height one time, up to 40 feet above the existing height and/or may be relocated on the same zoning lot, one time, within 75 feet of the existing location, with administrative review and without complying with the distance separation requirements in Table 4.2.4-C: Commercial Communication Towers Location Requirements. For purposes of this section, only those towers which were legally permitted and in existence

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prior to the adoption of this section shall be considered “existing commercial communications towers.”

- (2) A commercial communication tower which is modified or replaced to accommodate the collocation of additional antenna(s) shall be either of the same type as the existing commercial communication towers or shall be a monopole.
- (3) The existing commercial communication towers shall be removed within 90 days of replacement.

(g) Removal of Abandoned Commercial Communication Towers

Each commercial communication tower site permit application shall include an acknowledgement by the property owner and applicant that if the use of any commercial communication tower is discontinued for more than 180 days, the tower is deemed to be abandoned, and shall comply with the following.

(1) Financial Assurance Required

- (A) Prior to approval of a communication tower, the owner or operator shall submit one of the following financial assurances to the City:
 - (1) A bond;
 - (2) An irrevocable letter of credit in favor of the county from a lending institution located in the state acceptable to the City; or
 - (3) An irrevocable cash deposit
- (B) The amount of the financial assurances shall equal 115 percent of an independent engineer’s certified cost estimate for dismantling and removal of a telecommunications tower or alternative tower structure based upon standard engineering practices for removal of such structures. The City shall be entitled to use the funds deposited into such accounts for the necessary removal of any telecommunications tower or alternative tower structure.
- (C) All bonds, irrevocable letters of credit, and irrevocable cash deposits shall be accepted by the City Attorney’s Office after written confirmation by the City Engineer of the cost estimate. No construction permit for a communications tower shall be issued until the financial assurance has been accepted. Evidence of financial responsibility by existing and future owners/operators shall be kept in force at all times during the period of operation of the tower and/or antennas.

(2) Abandonment and Removal

- (A) Determination of the date of abandonment shall be made by the Manager, who shall have the right to request documentation or affidavits from the commercial communication tower owner or operator regarding the active use of the commercial communication tower.

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- (B) The Manager shall provide notice by certified mail to the property owner that the final determination of abandonment has been made.
- (C) The property owner shall have 90 days from the date of the notice of abandonment to either:
 - (1) Cause the reactivation of the use of the commercial communication tower; or
 - (2) Dismantle and remove the commercial communication tower.
- (D) At the earlier of 91 days from the date of the notice of the Manager's determination of abandonment without reactivation, or upon completion of dismantling and removal, any site approval for the use of the commercial communication tower shall automatically expire.
- (E) The owner of the real property shall be ultimately responsible for all costs of dismantling and removal, and in the event the commercial communication tower is not removed within 90 days of abandonment, the City may initiate legal proceedings to do so and assess the costs against real property.

(h) Inspections

The Manager shall conduct on-site inspections of all tower sites at regularly scheduled intervals in order to ensure that each site is currently operational and not considered abandoned in accordance with subsection (g) above, is being maintained, and is in compliance with its approved site plan.

(12) Heliport

A heliport use in a district where the use requires a special use permit shall comply with the following:

- (a) A heliport may be located on the ground or on the roof of a building which is at least 60 feet in height.
- (b) The heliport shall minimize the noise impact of its operations and hazards to surrounding residential areas through site design, hours of operation, and other operational characteristics.
- (c) The heliport shall only operate if it has valid certificates of approval from the FAA and the Hillsborough County Aviation Authority.

(13) Parking Lot or Structure (as Principal Use)⁴¹⁰

(a) General Standards

A parking lot or structure (as principal use) in a district where the use requires a special use permit shall comply with the following:

⁴¹⁰ Includes standards from Section 27-132 that apply in the Ybor City Historic District, and certain standards Section 27-178((a)(3) and (b) of the current LDC. Some standards in Section 27-178 clearly apply to all parking lots in the historic district, and others apply only to parking lots that are a principal use. Other standards will be carried forward with the general off-street parking standards in Section 5.2, Off-Street Parking and Loading Standards.

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- (1) All parking areas, parking spaces, driveways, and site design shall comply with the standards in Section 5.2, Off-Street Parking and Loading Standards.
- (2) Interior landscaping and landscaped buffers shall be provided in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.

(b) Standards in YC Districts

In the YC districts, the following additional standards apply:

(1) General Standards

- (A) No off-street parking lot or structure shall be located within 50 feet of the right-of-way of 7th Avenue between Nick Nuccio Parkway and the eastern boundary of the Ybor City Historic District, unless the parking lot or structure is shielded from view of the public right-of-way by a building.
- (B) No off-street parking lot or structure shall have access from 7th Avenue between Nick Nuccio Parkway and the eastern boundary of the Ybor City Historic District.

(2) Development Standards⁴¹¹

In addition to the standards in Section 5.2, Off-Street Parking and Loading Standards, a parking lot or structure (as principal use) shall:

- (A) Provide a landscaped buffer between the edge of the parking area and the street right-of-way that is at least five feet wide, includes a transparent fence at least four feet in height, and is planted in accordance Section 5.3.<>, Parking Lot Landscaping.
- (B) Adjacent to land with a Residential use, provide a landscaped buffer along the edge of the parking area that is at least 15 feet wide, includes an opaque fence at least six feet in height along the shared property line, and is planted in accordance with Section 5.3.<>, Parking Lot Landscaping.
- (C) Adjacent to land with a nonresidential use, provide a landscaped buffer along the edge of the parking area that is planted in accordance with Section 5.3.<>, Parking Lot Landscaping.
- (D) Provide interior landscaping for lots larger than 7,500 square feet in area, in accordance with Section 5.3.<>, Parking Lot Landscaping.
- (E) Maintain landscaping to CPTED standards such that trees adjacent to the surface parking areas are trimmed to maintain a six-foot clear height, and hedges and bushes are trimmed to maintain a six-foot clear height.

⁴¹¹ This may be updated when the landscaping standards in Section 5.3, Landscaping, Buffering, and Screening Standards, are drafted.

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(3) Security Requirements

A parking lot or structure (as principal use) within the YC districts that charges a fee for the parking of vehicles shall comply with the following:

- (A) The owner or operator of the parking lot or structure with 150 parking spaces or fewer shall provide uniformed private security that is licensed by the state and bonded, in accordance with this subsection.
- (B) A parking lot with 150 parking spaces or fewer shall provide one uniformed private security guard, and a parking lot with more than 150 parking spaces shall provide two uniformed private security guards.
- (C) The private security guard provided in accordance with subsection (B) above for a parking lot with 150 parking spaces or fewer may be shared between up to two surface parking lots if:
 - (1) The lots are abutting;
 - (2) The lots are owned by the same entity or have the same principal operator;
 - (3) There are no visual obstructions between the two lots, such as landscaping or structures, that would block the view of the security guard; and
 - (4) The two lots combined do not have more than 150 parking spaces.
- (D) The uniformed private security shall be physically and visibly on the premises of the lot or structure when the lot is made available for parking:
 - (1) On Thursday, Friday, and Saturday between 10:00 p.m. and 4:00 a.m.; and
 - (2) If a City special event permit is in effect in the YC districts.

(4) Annual Operation and Security Plan

Each year, on or before January 1, the owner or operator of a parking lot or structure (as principal use) shall submit to the Manager an operations and security plan that includes:

- (A) The owner's or operator's intent to continue to operate the paid parking facility;
- (B) A statement and illustration of the parking lot or structure that shows its physical layout and demonstrates it continues to comply with any conditions of approval of the use;
- (C) A copy of the contract with the business providing uniformed private security in accordance with subsection (3) above;
- (D) Photos of the all signs required to be posted; and
- (E) An affidavit attesting to compliance with this section.

(5) Sign Requirements

A parking lot or structure (as principal use) shall post the following signs on private property:

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- (A) At each entrance, one sign up to six feet in height and with between six and 12 square feet of sign area which states:
 - (1) The cost of parking,
 - (2) The hours of operation of the parking lot or structure;
 - (3) The physical (street) address of the parking lot or structure; and
 - (4) The name of the company providing uniformed private security in accordance with subsection (3) above, including telephone number.
- (B) One sign with copy area of at least 18 inches by 24 inches that is conspicuously posted and states it is unlawful for any person to consume, assist, or aid another in consuming any alcoholic beverage on the property, in accordance with Section 14-64 of the City Code.

(14) Radio/TV Studio

In the M-AP-2 district, a radio/TV studio use shall comply with the following:

- (a) The maximum interior gross floor area of a building constructed or rehabilitated for this use is 14,000 square feet.
- (b) The use shall not contain areas intended for use by individuals not directly involved in the production of a radio or TV show, such as areas for studio audiences.
- (c) Antennas, communication towers, and other devices for sending or receiving communication signals associated with this use shall:
 - (1) Clearly be accessory to the principal radio/TV studio use.
 - (2) If they exceed 10 feet in height above ground level or are associated with an AM, FM, or TV station, shall have documentation from the Hillsborough County Aviation Authority that states that the authority has no objection. Review will be subject to Federal Aviation Regulations (FAR Part 77) and FCC approval.
 - (3) Not create any electromagnetic interference causing transmitted signals to be reflected upon ground-based or airborne air navigation communications equipment or affect instrument procedures.
 - (4) Be reviewed by the Hillsborough County Aviation Authority prior to approval of an application for an S-1 special use permit to determine if the facility will cause interference with aircraft or the safe operation of the Tampa International Airport. The application for S-1 special use permit shall be denied If the Aviation Authority objects to the facility.

(15) Utility Transmission Site

A utility transmission site in a district where the use requires a special use permit shall comply with the following:

- (a) A utility transmission site and transmission corridor shall be located, constructed, and maintained to produce minimal adverse effects on the environment and public health, safety, and welfare.

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- (b) The transmission site or corridor shall meet or exceed the minimum standards established under the rule-making authority of the state. If the department does not establish minimum standards, the City shall develop standards that the transmission site or corridor shall meet prior to construction. The minimum standards shall establish requirements based on the best available data, addressing each of the following issues:
 - (1) Width of right-of-way in relation to the voltage strength of the site or utility line;
 - (2) Permissible strengths of electric fields, magnetic fields, and induced current levels and the location such strength is to be measured;
 - (3) Construction and safety standards of the towers and other equipment, including the method of restricting access for public safety;
 - (4) Any other provisions which are deemed necessary to protect the environment and public health, safety, and welfare.
- (c) In the review of the transmission site or corridor, the proposed and alternative locations shall be evaluated against the Comprehensive Plan, existing zoning districts and land uses, and approved developments of regional impact.
- (d) Joint use of the facilities by different modes within the communication industry is strongly encouraged to mitigate the impact of the site on the environment and surrounding area. Every reasonable effort shall be made by the City, other governmental agencies, and the communication industry to promote and allow joint use and operation of the facilities.
- (e) The site shall have the appropriate area, bulk and placement dimensions, access restrictions and buffering which protect the public health, safety and welfare and preserve the privacy of adjacent Residential uses. In addition, any tower shall be so constructed as to be visually unobtrusive as possible, including such provisions as height, design, and selected building materials and the prohibition against the illumination of towers.

C. Commercial Uses

(1) Adult Use, All⁴¹²

Adult uses shall comply with the following standards, which may not be waived or varied:

- (a) No adult use shall be located within:
 - (1) Five hundred (500) feet of a Residential or Mixed-Use district or the OP district;
 - (2) One thousand (1,000) feet of any other adult use.
- (b) All openings into the use, including windows and doors, shall be located, covered, screened, or otherwise treated so that views of the interior of the

⁴¹² Section 27-132, except the screening standards have been updated to require screening of any areas visible from a public right-of-way or a Residential use.

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establishment are not possible from any public right-of-way or land with a Residential use.

(2) Doggie Day Care⁴¹³

- (a) The parts of structures in which animals are boarded shall be fully enclosed and sufficiently insulated so no odor can be detected off the premises.
- (b) All outdoor runs shall be set back at least 25 feet from any property line of a lot in a Residential district or with residential use, and shall be screened from adjoining uses with a Type <> buffer in accordance with Section <>, Transitional Buffers.
- (c) Overnight boarding is prohibited.

(3) Kennel⁴¹⁴

- (a) Animals shall be kept overnight in a fully enclosed building that is insulated and soundproofed in order to minimize all loud noises that might disturb persons on adjacent development.
- (b) All outdoor runs shall be set back at least 25 feet from any property line of a lot in a Residential district or with residential use, and shall be screened from adjoining uses with a Type <> buffer in accordance with Section 5.3.<>, Transitional Buffers.
- (c) Egg-laying chickens are not permitted to be kept.
- (d) Tampa Police is exempt from the provisions of this section and is specifically authorized and empowered to keep, harbor, and maintain horses within the corporate limits of the city.

(4) Veterinary Clinic⁴¹⁵

- (a) A veterinary clinic shall maintain no kennels outside the principal building.
- (b) The structure shall be insulated and soundproofed in order to minimize all loud noises that might disturb persons on adjacent development.
- (c) All outdoor runs shall be set back at least 25 feet from any property line of a lot in a Residential district or with residential use, and shall be screened from adjoining uses with a Type <> buffer in accordance with Section <>, Transitional Buffers.

(5) Bed and Breakfast⁴¹⁶

A bed and breakfast use in a district where the use requires a special use permit shall comply with the following:

- (a) In a Residential district, a bed and breakfast shall:
 - (1) Be limited to no more than three rental lodging units.

⁴¹³ New standards for a new use.

⁴¹⁴ Simplifies and updates the standards in Section 27-282.26, but maintains the exception for Tampa Police.

⁴¹⁵ New standards.

⁴¹⁶ Section 27-132. The maximum of 11 units for bed and breakfast uses outside of a Residential district have been pulled out from the definition. The requirement that the bed and breakfast include at least one meal per day is new and intended to distinguish bed and breakfast uses from hotel or short-term rental uses.

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- (2) Be operated by a person who lives on the premises.
- (3) Be maintained in a manner that is consistent with residential development in the neighborhood.
- (b) In any nonresidential district, a bed and breakfast shall be limited to no more than 11 rental lodging units.
- (c) A bed and breakfast shall provide at least one meal per day to lodgers.

(6) Bakery⁴¹⁷

A bakery use in a district where the use requires a special use permit shall comply with the following:

- (a) In the RSU, CN, and CG districts, the gross floor area of the use shall not exceed 15,000 square feet.
- (b) No more than the following number of delivery or food trucks shall be stored on-site overnight at any time:
 - (1) In the YC district, three.
 - (2) In all other districts, four.
- (c) A delivery or food truck stored on site shall not exceed 26 feet in length.

(7) Catering Shop⁴¹⁸

- (a) In the CN and CG uses, the gross floor area of the use shall not exceed 15,000 square feet.
- (b) No more than four delivery or food trucks shall be stored on-site overnight at any time.
- (c) A delivery or food truck stored on site shall not exceed 26 feet in length.

(8) Food Truck⁴¹⁹

- (a) Hours of operation for a food truck shall be limited to 6:00 a.m. to 10:00 p.m.
- (b) There shall be no amplified sound.
- (c) Signage shall be:
 - (1) Non-illuminated;
 - (2) Limited to a maximum size of 10 square feet; and
 - (3) Attached. Free-standing signage is not permitted.
- (d) A food truck shall not be placed in any required parking space, loading zone, landscape or buffer area or drainage area.
- (e) There shall be no seats or tables available for patrons.
- (f) The maximum size of a food truck is 26 feet in length, eight feet in width, and 10 feet in height.

⁴¹⁷ Section 27-282.20 and 27-123. The maximum square footage of 15,000 square feet has been limited to apply to the RSU district (where it is allowed as an adaptive reuse), CN district, and CG district; bakeries in other districts can be larger.

⁴¹⁸ Section 27-282.20. The maximum square footage of 15,000 square feet has been limited to the CN and CG districts.

⁴¹⁹ Section 27-282.30. This is listed as a principal use in the current LDC, and we have kept it as a principal use in the updated LDC.

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- (g) A food truck shall be placed in a location that complies with the setbacks of the underlying zoning district of the parcel on which it is located and shall not be placed in the sight triangle.

(9) Restaurant⁴²⁰

(a) General Standards⁴²¹

In the YC-MUR district, a restaurant shall be included in a mixed-use building at least three stories in height and shall not occupy more than 50 percent of the interior square footage in the building.

(b) Dog Friendly Restaurant Regulations

Dogs are permitted in designated outdoor seating areas of restaurants only in accordance with the following:

(1) Purpose and Authority⁴²²

The Dixie Cup Clary Local Control Act, Section 509.23, Fla. Stat., grants the City the authority to provide exemptions from Section 6-501.115, 2001 FDA Food Code, as adopted and incorporated by the state in Ch. 61C-4.010(6), F.A.C. The procedure adopted in this section provides an exemption, for those restaurants which have received a permit, to those sections of the FDA Food Code that prohibit live animals in public food service establishments.

(2) Permit Requirement

No dog shall be in a restaurant unless allowed by state law and the restaurant has received and maintains an unexpired permit in accordance with Section 2.4.<>, Dog-Friendly Restaurant Permit, allowing dogs in designated outdoor areas of the establishment.

(3) Standards

A restaurant that receives a dog-friendly permit shall comply with the following:

- (A) Employees are prohibited from touching, petting, or otherwise handling any dog while serving or carrying food or beverages or while handling or carrying tableware.
- (B) Employees shall wash their hands promptly after touching, petting, or otherwise handling any dogs and shall wash their hands before entering other parts of the restaurant from the designated outdoor area.

⁴²⁰ Section 27-282.18. The permit requirements will be consolidated with the permit procedures in Article 2. Section 27-132. However, the reference to the compliance with BLC guidelines has not been carried forward because it is a general requirement of certificate of appropriateness in a historic district. The reference to compatibility with potential future Residential uses has not been included.

⁴²¹ Changes limitation in YC-MUR from “clearly subordinate” to less than 50 percent of the square footage of the structure, which is a more easily measured standard.

⁴²² Reference to three-year pilot program removed.

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- (C) Patrons in a designated outdoor area shall be advised by appropriate signage, at conspicuous locations, that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.
- (D) Patrons shall not leave their dogs unattended for any period of time. Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control.
- (E) Employees and patrons shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved with food service operations. Patrons shall be advised of this requirement by appropriate signage at conspicuous locations.
- (F) Employees and patrons shall not allow any part of a dog to be on chairs, tables, or other furnishings.
- (G) Employees shall clean and sanitize all table and chair surfaces with an approved product between seating of patrons.
- (H) Employees shall remove all dropped food and spilled drink from the floor or ground as soon as possible, but in no event less frequently than between seating of patrons at the nearest table.
- (I) Employees and patrons shall remove all dog waste immediately and the floor or ground shall be immediately cleaned and sanitized with an approved product. The restaurant shall keep a kit with the appropriate materials for this purpose near the designated outdoor area. Dog waste shall not be carried in or through indoor portions of the public food establishment.
- (J) Employees and patrons shall not permit dogs to be in, or to travel through, indoor or non-designated outdoor portions of the public food service establishment.
- (K) A sign or signs notifying the public that the designated outdoor area is available for the use of patrons and patrons' dogs shall be posted in a conspicuous manner and location that places the public on notice, in accordance with the conditions of the approved permit.
- (L) A sign or signs informing both employees and patrons of these laws shall be posted on premises in a conspicuous manner and location, in accordance with the conditions of the approved permit.
- (M) Ingress and egress to the designated outdoor area shall not require entrance into or passage through any indoor area or non-designated outdoor portions of the restaurant.
- (N) The restaurant and designated outdoor area shall comply with all permit conditions and the approved diagram.
- (O) Employees and patrons shall not allow any dog to be in the designated outdoor areas if the restaurant is in violation of any of the requirements of this section.

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- (P) Permits shall be conspicuously displayed in the designated outdoor area.
- (Q) It shall be unlawful to fail to comply with any of the requirements of this section. Each instance of a dog on the premises of a restaurant without a permit is a separate violation and may be enforced in accordance with this section and Article 8: Enforcement.

(4) Revocation

- (A) A permit may be revoked by the Manager if, after notice and reasonable time in which the grounds for revocation may be corrected, the public food service establishment fails to comply with any condition of approval, fails to comply with the approved diagram, fails to maintain any required state or local license or is found to be in violation of any provision of this section. If the ground for revocation is a failure to maintain any required state or local license, the revocation may take effect immediately upon giving notice of revocation to the permit holder.
- (B) If a dog-friendly permit is revoked, no new permit may be approved for the establishment for 180 days following the date of revocation.

(5) Complaints and Reporting

- (A) Complaints may be made in writing to the Manager, who shall timely accept, document, and respond to all complaints.
- (B) The Manager shall timely report to the state all complaints and the response to such complaints, and a copy of all approved applications and permits issued.
- (C) All applications, permits, and other related materials shall contain the license number for the restaurant issued by the state.

(10) Wine Production, Customized⁴²³

The maximum interior gross floor area of the use is 3,000 square feet, and wholesale distribution is prohibited.

(11) Office

In the CN district, an office use shall have a minimum lot size of 1,000 square feet.

(12) Research Facility⁴²⁴

A research facility shall conduct all activities indoors within fully enclosed buildings and produce no noise, smoke, glare, vibration, or odor detectable outside the buildings.

(13) Temporary Agency⁴²⁵

A temporary agency use shall not be located within:

⁴²³ Section 27-43.

⁴²⁴ Use-specific standard from definition in Section 27-43 of the current LDC.

⁴²⁵ Section 27-132.

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- (a) Five hundred (500) feet of any Residential district or the OP district; and
- (b) One thousand (1,000) feet of any other temporary agency or blood donor center use.

(14) Recreation Facility, Commercial Outdoor⁴²⁶

A commercial outdoor recreation facility shall be located at least 15 feet from a lot with a Residential use.

(15) Recreation Facility, Private⁴²⁷

A private recreation facility shall comply with the following:

- (a) If membership to the facility is not limited to residents of adjacent residential areas, the site shall have its primary access to an arterial street or collector street.
- (b) If located in a Residential district, all buildings shall be constructed and maintained to be consistent with the general character of the surrounding neighborhood.
- (c) All parking or loading areas and mechanical equipment shall be set back 25 feet from lot lines of abutting land in a Residential district.

(16) Bank⁴²⁸

- (a) In the YC districts, a bank is not permitted as a stand-alone use in an individual lot or in a development with only retail uses. A bank is permitted only within a building or group of related buildings that contain a mix of uses, including at a minimum Residential uses or office uses, and shall comply with the following additional standards:
 - (1) The maximum interior gross floor area is 5,000 square feet.
 - (2) The bank shall be located on the ground floor.
 - (3) Only one bank is permitted on a zoning lot.
 - (4) Drive-through ATMs are prohibited.
- (b) In the CD district, a bank:
 - (1) May only be a stand-alone, single-use structure.
 - (2) May include a drive-through facility as an accessory use to a principal bank use on the same zoning lot.
- (c) In the CBD, a bank:

⁴²⁶ Section 27-132. The lighting standards will be addressed in Section 5.5, Exterior Lighting Standards, and the reference to landscaping standards has not been carried forward. Separate noise standards have been removed; the general noise standards in Ch. 14 will continue to apply.

⁴²⁷ Section 27-132. The sign standards will be consolidated with the general sign standards in Article 5.

⁴²⁸ Section 27-132 and updated some of the language for clarity. CD drive-through queuing standards have not been referenced as they apply to all drive-through uses. Updated standards regarding elements needed to ensure the site is pedestrian-friendly will be drafted during the preparation of the CD districts and the development standards in Article 5. The city might consider not permitted drive-through bank uses in the CBD and CD district because of the incompatibility between drive-throughs and the walkable urbanism desired in the CBD and CD districts; it is proposed that drive-throughs not be permitted in the higher-intensity mixed-use districts.

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- (1) May include a drive-through facility as an accessory use to a principal bank use on the same zoning lot.
- (2) Is permitted only one drive-through lane.

(17) Freestanding Ice Vending

- (a) A freestanding ice vending machine with a drive through is only permitted in districts where a drive-through is permitted as an accessory use, and shall comply with the standards in Section 4.3.4H, Drive-Through.
- (b) The maximum gross floor area of a freestanding ice vending machine is 700 square feet.
- (c) A freestanding ice vending machine as a principal use shall comply with the following additional standards:
 - (1) Any mechanical equipment shall be screened from view with a solid structure such as wood or metal. Fabric screening is prohibited.
 - (2) All wheels, hitches, axels, transporting lights, and removable towing apparatus shall be permanently removed prior to commencement of the use.
- (d) A freestanding ice vending machine as an accessory use shall comply with the following additional standards:
 - (1) The roof or awning shall match the design and exterior building materials of the principal building on the lot where the facility is located.
 - (2) A planted buffer area with a minimum width of 24 inches shall be established around three sides of the base of the unit with evergreen shrubs spaced a maximum of 18 inches on center. Alternatives to the buffer area requirement may be allowed, so long as the original intent of the requirements is met.
- (3)

(18) Gas Station⁴²⁹

A gas station use shall comply with the following:

- (a) The minimum lot area is 10,000 square feet, except that if the rental of trucks or trailers is included as an accessory use, the minimum lot area is 20,000 square feet.
- (b) The zoning lot shall have direct access to an arterial or collector street.
- (c) Adequate provisions shall be made for ventilation and the dispersion and removal of fumes and for the removal of hazardous chemicals and fluids.
- (d) In the YC districts, no gas station shall be located within 800 feet of another gas station.

⁴²⁹ Section 27-132.

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(19) Medical Marijuana Dispensary⁴³⁰

A dispensary shall not be located within 500 feet of any property that contains a school.

(20) Personal Services⁴³¹

When permitted in a district as an Adaptive Reuse (R), personal services uses shall be permitted a maximum of 2,500 square feet of interior gross floor area on a zoning lot.

(21) Retail, General⁴³²

- (a) When permitted in a district as an Adaptive Reuse (R), a general retail use shall be permitted a maximum of 4,000 square feet of interior gross floor area on a zoning lot.
- (b) A general retail use may include a kennel as an accessory use, provided the kennel complies with the standards for kennels as a principal use in accordance with Section 4.2.4C(3), Kennel.

(22) Retail, Lawn and Garden⁴³³

A lawn and garden retail use in a district where the use requires a special use permit shall comply with the following:

- (a) In the CN district, the gross floor area for the use (including all interior display area, enclosed storage, and administrative office area) shall not exceed 2,500 square feet or 0.35 FAR, whichever is less.
- (b) Outdoor storage of plants and gardening material is permitted provided the plants and gardening material are screened in accordance with the standards in Section 4.3.4V, Storage, Outdoor, and stored materials are not stacked to exceed the height of the fence or wall used as screening. Outdoor storage of equipment is prohibited.
- (c) The retail sale of lawn and gardening supplies shall be limited to prepackaged commodities, such as but not limited to fertilizer, mulch, rock, potting soil, seed, sand, and pesticides.

(23) Auto Rental

In the CBD district, an auto rental use shall comply with the following:

- (a) The only vehicles which may be made available for rental at an auto rental use are automobiles, sport utility vehicles (SUVs), and vans.
- (b) A maximum of 20 vehicles available for rental may be stored on the site at any one time.
- (c) All rental vehicle storage and areas used for permitted accessory uses such as a car wash, cleaning and preparation areas, and minor vehicle repair shall take

⁴³⁰ Section 27-282.29 and Section 27-132. Specific reference in current LDC to waiver through S-2 special use permit has been removed.

⁴³¹ Section 27-132 and new standard for adaptive reuse in the RSU district.

⁴³² New standard.

⁴³³ Section 27-132.

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place to the rear of the principal building for the use, and shall be screened from view from public rights-of-way by a fence or wall that is 100 percent opaque.

- (d) Parking for employees and customers may be located to the front or side of the principal building of the use.

(24) Truck/Trailer Rental⁴³⁴

A truck/trailer rental use in a district where the use requires a special use permit shall comply with the following:

- (a) The minimum lot area is 10,000 square feet.
- (b) The use shall have direct access to an arterial or collector street and shall not be accessible from a local road.
- (c) Trucks and trailers made available for rental or lease shall not exceed 26 feet in length.
- (d) All storage areas for trucks or trailers to be leased shall be located in the rear of the lot and screened from the view of land in Residential districts and with Residential uses with a solid masonry wall at least eight feet in height, in addition to the landscape buffer required in accordance with Section 5.3 Landscaping, Buffering, and Screening Standards.
- (e) All parking for employees of the use shall be located in the rear of the main building.
- (f) All trucks and trailers made available for rent shall be parked on an asphalt, concrete, or pervious pavement pad, or on a stabilized, dust-free parking surface as approved by the Manager.
- (g) The maximum number of trucks or trailers that can be stored on the site and made available for rental is one vehicle per 400 square feet of land that is not occupied by a building, up to a maximum of ten trucks.
- (h) Only minor vehicle repair of the trucks and trailers made available for rent is permitted in conjunction with this use.

(25) Vehicle Repair, Major⁴³⁵

- (a) The use shall have direct access to an arterial or collector street and shall not be accessible from a local road.
- (b) In the CD district, this use is permitted only in conjunction with port-related activities.
- (c) In the Ybor City districts, no major vehicle repair use shall be located within 800 feet of another major vehicle repair use or a gas station.
- (d) In the ET-O and WT-O districts, service bay entrances shall not be visible from any arterial or collector road, and all repair services shall be performed inside a fully enclosed building.
- (e) In the CG district, the following standards apply:

⁴³⁴ Section 27-132.

⁴³⁵ New standards for CG district.

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- (1) All repair activities and storage of vehicle parts shall take place within a fully enclosed building, either the principal structure or in a wholly enclosed accessory building.
- (2) Discarded parts resulting from any repair work shall be removed promptly from the premises.
- (3) Vehicles that are not intended to be repaired shall not be stored on the site as a source for parts.
- (4) Vehicles that are repaired and awaiting retrieval shall be stored for no more than 30 consecutive days.

(26) Vehicle Repair, Minor⁴³⁶

A minor vehicle repair use in a district where the use requires a special use permit shall comply with the following:

- (a) The minimum lot area is 20,000 square feet, or 30,000 square feet if the rental of trucks and trailers is proposed to take place on the site.
- (b) The use lot shall have direct access to an arterial or collector street.
- (c) In the Ybor City districts, no minor vehicle repair use shall be located within 800 feet of another vehicle repair use; sales and leasing use; auto, truck, or trailer rental, or gas station, measured in a straight line to the closest points on each lot.
- (d) In the ET-O and WT-O districts, service bay entrances shall not be visible from any arterial or collector road, and all repair services shall be performed inside a fully enclosed building.
- (e) In the KB-O district, service bay entrances shall not be visible from Kennedy Boulevard, and all repair services shall be performed inside a fully enclosed building.

(27) Vehicle Sales and Leasing⁴³⁷

- (a) In the CD district, this use is permitted only in conjunction with port-related activities.
- (b) In the CG district, the following standards apply:
 - (1) The use shall have no more than one vehicle display pad for every 100 feet of street frontage. A vehicle/trailer display pad shall not exceed 2,500 square feet in area and may be elevated up to two feet above nearby displays or ground level.
 - (2) Except where vehicles are being displayed or along driveway or pedestrian entrances into the site, any vehicle display area along a public right-of-way shall be screened with a buffer five feet in width, planted with shrubs and a tree every 40 feet on center.

⁴³⁶ Section 27-132. Enhanced buffering standards will be added when Section 5.3, Landscaping, Buffering, and Screening Standards, is drafted.

⁴³⁷ New standards for the CG district. Landscaping standards will be updated when Section 5.3, Landscaping, Buffering, and Screening Standards, is drafted.

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- (3) No vehicles shall be displayed on the top of a building.
- (4) No materials for sale or rent other than vehicles shall be displayed between the principal structure and the adjoining street.
- (5) All areas used for vehicle sales, display, parking, or storage shall be on a paved concrete or asphalt surface.

D. Industrial

(1) Performance Standards that Apply to All Industrial, Manufacturing and Processing Uses⁴³⁸

(a) Illumination

Direct illumination resulting from the operation shall not fall upon any land not covered by the application for the use.

(b) Vibration

- (1) Vibration levels shall not exceed the following standards for maximum peak particle velocity:
 - (A) Steady state: 0.02 inches/second.
 - (B) Impact: 0.04 inches/second.
- (2) The maximum particle velocity shall be the maximum displacement vector sums of three mutually perpendicular components, recorded simultaneously, multiplied by the frequency in cycles per second. For purposes of this section, steady-state vibrations are vibrations which are continuous or vibrating in discrete impulses more frequent than 60 per minute. Discrete impulses which do not exceed 60 per minute shall be considered impact vibrations.

(c) Proximity to Wetlands

If the use is within 200 feet of any jurisdictional wetland, the following restrictions apply:

- (1) No storage of underground fuel tanks is permitted.
- (2) No open storage of raw materials or chemicals shall be permitted within flood zone A as established in the Flood Insurance Rate Map (FIRM), unless the open storage area complies with building elevations set forth in the applicable federal, state, and local building and flood regulations.

(d) Measurement

Measurements to determine compliance with noise in accordance with the City's noise ordinance (Ch. 14, Art. III of the City Code) or the vibration standards in subsection (b) above shall be made at the boundaries of the zoning lot containing the use, except if the use being evaluated is in the IN district, measurements shall be made at the nearest boundary of the IN district.

⁴³⁸ Section 27-282.7, except noise standards have been removed; they will continue to be regulated by the City's noise ordinance in Ch. 14.

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(2) Medical Marijuana Processing Facility

- (a) A medical marijuana processing facility shall not be located within 500 feet of a school.
- (b) A site containing a medical marijuana processing facility shall contain at least 20,000 square feet. The aggregate floor area for processing facilities on a zoning lot shall not exceed 100,000 square feet.⁴³⁹

(3) Outdoor Storage⁴⁴⁰

- (a) Screening of Outdoor storage yards, except for storage on those lands within the area described in subsection (c) below, shall meet the following standards:
 - (1) Outdoor storage areas shall be screened from view of any arterial or collector street, as shown on the major street map, in accordance with the following:
 - (A) Screening along adjacent sheets shall be provided by a solid wall or fence at least eight⁴⁴¹ feet in height. Access to the site shall be through a solid gate which shall be closed when not being used. Screening shall run at least 100 feet back from the street property line, unless an existing permanent structure shields the storage area.
 - (B) Screened from abutting land (or land separated only by an alley) with a Residential use or in a Residential district shall be provided by an architecturally finished masonry wall along the boundary of the storage areas and the entire residential lot boundary. The required wall height and maximum height of materials stacked behind the fence are set forth in Table 4.2.4-D: Outdoor Storage Material Stacking Heights.⁴⁴² The wall shall be planted with vines at an interval of 10 feet on center.
 - (C) An outdoor storage area within 200 feet of land in a Residential district shall be screened with an architecturally finished masonry wall or opaque decorative fencing at least six feet in height. Access to the site shall be through a solid gate which shall be closed except when in use.
 - (b) Outdoor storage areas shall be kept in a neat and orderly arrangement; materials may not be stacked in piles higher than six feet, except in lands identified in subsection (c) below, and shall not be visible from surrounding properties or rights-of-way. Pile heights may exceed six feet in height in the IN zoning district subject to the fence/wall height and setback standards in Table 4.2.4-D: Outdoor Storage Material Stacking Heights, based on whether the use

⁴³⁹ Footnote 21 from Article III, Table 4-1. This limitation only applied to IG, but we have carried it forward as generally applicable due to the consolidation of the IH and IG districts.

⁴⁴⁰ Section 27-282.12.

⁴⁴¹ Following discussions with staff, this value has been increased from six feet to eight and the screening requirement added to all roads (rather than just collector and arterial roads).

⁴⁴² In the current LDC, this section references vine species standards in Section 27-285.1. However, there is no Section 27-285.1 and Section 27-285 is reserved.

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is abutting or separated by an alley from land with a Residential use or in a Residential district.

Table 4.2.4-D: Outdoor Storage Material Stacking Heights

Not Abutting Residential Use or District

Required fence/wall height, max (ft)	Maximum pile/stacking height, max (ft)	Minimum front setback, max (ft)	Minimum side setback, max (ft)	Minimum corner setback, max (ft)	Minimum rear setback, max (ft)
6	6	10	3	10	3
8	8	10	3	10	3
8	20	20	10	20	10
8	40	20	20	20	20

Immediately Abutting or Separated by an Alley from Residential Use or District

8	8	10	8	10	8

- (c) The restrictions set forth in subsections (a) and (b) above shall not apply within the geographic area bordered by Ybor and Sparkman Channels and Cut D to the west; the Leroy Selmon Crosstown Expressway to the north; and 21st Street as it merges southward into 20th Street and continues into Causeway Boulevard as the eastern border. This geographic area also includes the area south of Causeway Boulevard to the City of Tampa city limits to the south, as Causeway Boulevard extends eastward. This geographic area shall comply with a height restriction of 90 feet.

(4) Self-Storage⁴⁴³

- (a) In all districts except the CBD and CD districts, a self-storage facility shall comply with the following:
- (1) The self-storage facility shall have a single, common entry into the principal building or buildings used for storage.
 - (2) Individual exterior access to separate storage areas is permitted if each exterior access is not visible from a public right-of-way and is screened from view from adjoining property or a by a fence or wall at least six feet in height with a minimum of 60 percent opacity, and a landscaped buffer in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards. If a landscaped buffer is not required in accordance with Section 5.3, a Type <> landscaped buffer shall be provided.
 - (3) The facility shall not be used for short-term storage that requires daily deposit and retrieval of material, or as a distribution center.

⁴⁴³ Section 27-132 and 27-204(c), except the regulations relating to lands with an HI future land use designation have not been carried forward. Because this consolidates the air-conditioned storage and mini-warehouse use, it has been updated to allow exterior access into storage facilities if they are screened from view from adjoining properties.

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- (4) The facility shall have no more than the minimum number of loading spaces required in accordance with Section 5.2, Off-Street Parking and Loading Standards.
- (5) Outdoor storage of large goods such as boats is only permitted on land in the IN district, providing the stored items are set back behind the principal building on the site, are screened from view of the public right-of-way with an opaque fence or wall at least six feet in height, and are screened from view of abutting lands with at least a Type <> buffer in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.⁴⁴⁴
- (b) In the CBD and CD districts, a self-storage facility shall comply with the following standards.⁴⁴⁵
 - (1) In the CBD district, a self-storage facility is only permitted on property north of Harrison Street.
 - (2) In the CD district, units in a self-storage facility shall be rented only to the residents of a building housing the use.
 - (3) The use is only permitted in a mixed-use project under unified control that includes additional uses, at least one of which shall be a Residential use, and shall not exceed 40 percent of the total project interior square footage.
 - (4) The use shall be integrated with the structural system of the principal building, or, for projects with multiple buildings, integrated with the structural system of one of the principal buildings, and shall not be included in a separate building.
 - (5) No business or retail operations may be conducted within the individual storage units.
 - (6) All storage units shall be located above the ground floor, except that entrance and loading functions can take place on the ground floor.
 - (7) No hazardous materials shall be stored in the facility other than materials common in household use and in retail and commercial businesses such as ordinary detergents and other cleaning materials, cosmetics, paints and adhesives, automotive fluids in small quantities, and other such materials.

(5) Junkyard⁴⁴⁶

The following standards apply to a junkyard use that did not receive a final local development order as defined in the concurrency management system ordinance on or before January 31, 1990:

⁴⁴⁴ New standard to allow outdoor storage in the IN district.

⁴⁴⁵ The standards in Section 27-132 prohibiting business or retail operations in the CBD and allowing ground floor entrance and loading (while require the rest of the facility to be located upstairs) have been applied to the CD district.

⁴⁴⁶ Section 27-132. Requirement for a conceptual site plan showing compliance with local development regulations has not been carried forward; instead, requirement can be included in application requirements established by the Manager. Requirement that use comply with federal, state, and local environmental regulations has not been carried forward; those regulations will remain effective and violation will continue to be a violation of this LDC, in Article 8: Enforcement. Discussion of the need for this use is under continued discussion.

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- (a) No junkyard shall be located within flood zone A as established in the Flood Insurance Rate Map (FIRM).
- (b) All operations shall take place entirely within one of the following:
 - (1) Fully enclosed buildings; or
 - (2) An outdoor area that is surrounded by a painted and well-maintained opaque fence or wall that complies with the standards in Section 5.6, Fence and Wall Standards, and Section 4.3.4V, Storage, Outdoor.
- (c) Materials stored outdoors shall not be piled higher than the height of the enclosing fence or wall, and shall not be placed closer than three feet to the enclosing fence or wall.
- (d) All gas, oil, and other inflammable liquids shall be drained and removed from any vehicles stored in the junkyard.
- (e) The site shall be designed to allow fire, health, police, and building authorities to make reasonable access to all parts of the site for inspection and safety purposes.

(6) Landfill⁴⁴⁷

A landfill use that did not receive a final local development order as defined in the concurrency management system ordinance on or before January 31, 1990 shall not be located within flood zone A as established in the Flood Insurance Rate Map (FIRM).

(7) Material Recovery Facility and Recycling⁴⁴⁸

- (a) The use shall be on a site with a minimum lot size of 10,000 square feet, and a maximum lot size of 1.5 acres. For those properties that lie east of 22nd Street/US-41 (Business), the maximum lot size may exceed 1.5 acres.
- (b) All open storage and processing areas placed outside of an entirely enclosed structure shall:
 - (1) Be screened with a solid fence or wall six feet in height;
 - (2) Include landscaping in accordance with Section 5.3 Landscaping, Buffering, and Screening Standards;
 - (3) Shall comply with the standards that apply to the outdoor storage use in Section 4.3.4V, Storage, Outdoor; and
 - (4) Shall not occupy more than 75 percent of the area of the subject lot.
- (c) No fluids or hazardous materials shall be collected or processed as part of the operation of a material recovery facility with the following exceptions:
 - (1) The dismantling of wrecked or inoperative automobile or other vehicles, vessels, or machinery is allowed provided that all fluids are removed prior

⁴⁴⁷ Section 27-132. Requirement for a conceptual site plan showing compliance with local development regulations has not been carried forward; instead, requirement can be included in application requirements established by the Manager. Requirement that use comply with federal, state, and local environmental regulations has not been carried forward; those regulations will remain effective and violation will continue to be a violation of this LDC, in Article 8: Enforcement. Discussion of the need for this use is under continued discussion.

⁴⁴⁸ Carries forward the standards for the IG (rather than IH) district in Section 27-282.21.

Article 4: Use Regulations

Section 4.2. Principal Uses

4.2.4. Standards Specific to Principal Uses

to the arrival of the vehicle, vessel, or machinery on-site, and all scrap metals and other scrap materials and junk are removed from the property on a semi-annual basis (based on a calendar year).

- (2) All fluids relating to a vehicle, vessel, or other machinery that are extracted on the site as part of the recycling facility shall be stored in an environmentally safe manner, in accordance with applicable law, and removed from the property on a semi-annual basis (based on a calendar year).
- (d) If the material recovery facility is within 500 feet of a lot in a Residential district or with a Residential use,⁴⁴⁹ any outdoor receiving, processing, recycling, or distribution activities shall operate only from 7:00 am to 7:00 pm.⁴⁵⁰

⁴⁴⁹ Following discussions with staff, residential uses have been added to this section in addition to residential district proximity prohibitions.

⁴⁵⁰ The current LDC allows for operation of these facilities on Fridays and Saturdays until 9:00pm. Following discussions with staff, this extra operation time has been removed.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.1. General

Section 4.3. Accessory Uses and Structures

4.3.1 General⁴⁵¹

A. Purpose

The purpose of this section is to authorize accessory uses and structures, which are land uses and structures that are incidental and customarily subordinate to principal uses. This section is intended to allow a broad range of accessory uses and structures, so long as they are located on the same site as the principal use and comply with the standards set forth in this section to minimize potential adverse effects on surrounding lands.

B. Organization of this Section.

Table 4.3.2-A: Accessory Use and Structure Table, identifies the zoning districts in which specific accessory uses and structures are allowed. Section 4.3.3, Standards for All Accessory Uses and Structures, establishes general standards applicable to all accessory uses and structures. Section 4.3.4, Specific Standards for Accessory Uses and Structures, sets out specific standards applicable to specific accessory uses and structures.

4.3.2 Accessory Use and Structure Table⁴⁵²

A. Organization of Accessory Uses and Structures

The Accessory Use and Structure Table in this subsection identifies the accessory uses and structures that are allowed in each zoning district alphabetically.

B. Abbreviations in Accessory Use or Structure Table Cells

(1) Table 4.3.2-A: Accessory Use and Structure Table, uses the following abbreviations to designate whether and how an accessory use or structure is allowed in a particular zoning district. Each cell is located at the intersection of a row and a column, which are referenced in each subsection below.

(a) Permitted Use (P)

A “P” under a base zoning district column indicates that the accessory use or structure is allowed by right in the district, subject to any use-specific standards referenced in the right-most column in the row and all other applicable regulations of this LDC.

(b) S-1 Special Use (S1)

An “S1” under a base zoning district column indicates that the accessory use or structure is allowed only upon approval of an S-1 special use permit in accordance with Section 2.5.29, S-1 Special Use Permit, and subject to any use-specific standards referenced in the right-most column in the row and all other

⁴⁵¹ **NOTE TO STAFF:** The current LDC makes a distinction between accessory uses and structures. The regulations in Section 27-282.15, Accessory uses, state that accessory uses do not require a public hearing and establishes limits on how much interior floor space an accessory use may occupy, and allows limited signage for the accessory use. 27-290. Accessory structures. Establish setback standards. The standards for accessory structures and uses have been consolidated in this section.

⁴⁵² The accessory use table is new and establishes accessory uses that are permitted in the City.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.2. Accessory Use and Structure Table

applicable regulations of this LDC, and subject to any conditions of the S-1 special use permit.

(c) Allowed in Planned Development District (A)

An “A” under a planned development district column indicates that the accessory use or structure may be allowed as part of the PD Plan for a planned development in accordance with Section 3.12, Planned Development Districts, and subject to any use-specific standards referenced in the right-most column in the row and all other applicable regulations of this LDC.

(d) Not Permitted (Blank)

A blank cell under a base or the planned development district column indicates that the accessory use or structure is prohibited in the zoning district.

- (2) If use-specific standards apply to a given accessory use or structure, the far-right column of the table has a section reference that is an active link to the applicable standards for that use or structure.
- (3) Accessory uses are permitted in a PD district only if they are listed in the PD Plan adopted upon establishment of the PD district, in accordance with Section 3.12.2A, Planned Development (PD) Plan.

C. Unlisted Uses or Structures

The Manager is authorized to evaluate potential accessory uses or structures that are not identified in Table 4.3.2-A: Accessory Use and Structure Table, on a case-by-case basis, as a formal interpretation (see Section 2.5.45, Formal Interpretation). In making the interpretation, the Manager shall consider the following:

- (1) Accessory uses identified in Section 4.2.3, Classification of Principal Uses, and the definitions of the applicable principal uses in Section 9.3, Definitions.
- (2) The definition of “accessory use” (see Section 9.3, Definitions), and the general accessory use standards established in Section 4.3.3, Standards for All Accessory Uses and Structures;
- (3) The additional regulations for specific accessory uses established in Section 4.3.4, Specific Standards for Accessory Uses and Structures.
- (4) The purpose and intent of the zone district in which the accessory use or structure is located (see Article 3: Zoning Districts).
- (5) Any potential adverse impacts the accessory use or structure may have on other lands in the area, compared with other accessory uses permitted in the zone district; and
- (6) The compatibility of the accessory use or structure with other principal and accessory uses permitted in the zoning district.

D. Accessory Use and Structure Table

Accessory uses and structures are allowed in each of the zoning districts in accordance with Table 4.3.2-A: Accessory Use and Structure Table.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.2. Accessory Use and Structure Table

Table 4.3.2-A: Accessory Use and Structure Table

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

	Residential				Business					Mixed Use			Ybor City						Sem. Heights						M-AP				
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Accessory dwelling unit ⁴⁵³		P	P	P						P			S1						S1	S1	S1	S1							4.3.4A
Air conditioner compressor unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4B
Animal keeping ⁴⁵⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4C
Antenna, Amateur Radio	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4D
Antenna, Satellite Dish and Conventional Receive-Only	P	P	P	P	P	P	P		P								P												4.3.4E
Antenna, Wireless Communication ⁴⁵⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4F
Automated Teller Machine (ATM) ⁴⁵⁶				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	4.3.4G
Boathouse ⁴⁵⁷	P	P	P	P																									
Boat dock ⁴⁵⁸	P	P	P	P																									
Composting (small-scale) ⁴⁵⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
Day care, home	S1	P	P	P		P				P	P	P	P						P	P	P	P	P	P	P	P	P	P	

⁴⁵³ Currently permitted in SH-RO, SH-CG, and SH-CI, with an S1 permit, and prohibited in SN-CN.

⁴⁵⁴ Consolidates standards for chicken-keeping.

⁴⁵⁵ The broad permissions here carry forward Section 27-290.2(i) of the current LDC, which states that “Wireless communication antennas may be attached to any structure, conforming or nonconforming.”

⁴⁵⁶ This is a new use.

⁴⁵⁷ This is a new use.

⁴⁵⁸ This is a new use.

⁴⁵⁹ This is a new use.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.2. Accessory Use and Structure Table

Table 4.3.2-A: Accessory Use and Structure Table

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

	Residential				Business					Mixed Use			Ybor City					Sem. Heights						M-AP					
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Drive-through ⁴⁶⁰						S1	S1		S1					S2	S2	S2			S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.3.4H
Extended family residence	S1	S1	S1	S1	S1	S1	S1						P	P	P	P		P											4.3.4J
Freestanding ice vending						P	P		P		P	P		P	P	P					P	P				P	P	P	
Garage/carport ⁴⁶¹	P	P	P	P	P	P	P		P			P	P	P	P	P	P	P	P	P	P	P	P						
Greenhouse or hoophouse ⁴⁶²	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P							
Green roof ⁴⁶³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home based business	P	P	P	P	P	P	P			P			P	P	P	P		P	P	P	P	P	P	P					4.3.4K
Home garden ⁴⁶⁴	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P					
Laundromat, accessory ⁴⁶⁵				P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Limited fuel/oil/gas distribution ⁴⁶⁶						P			P																				4.3.4L
Open display of merchandise, retail or wholesale ⁴⁶⁷					P	P	P		P	P	P	P	P	P	P	P		P			P	P	P	P					4.3.4M

⁴⁶⁰ Permissions have been adjusted to the combination of districts as followed: Requires S-1 permit in CG (currently S-2 in CG, S-1 in CI); allowed by right in IN (by right in IG, prohibited in IH); requires S-2 permit in YC-C (S-2 permitted in YC-5, prohibited in YC-1 and YC-6); requires S-1 permit in SH-C (permitted in SH-CN, SH-CG, and CH-CI, prohibited in SH-O).

⁴⁶¹ This is a new use.

⁴⁶² This is a new use.

⁴⁶³ This is a new use.

⁴⁶⁴ This is a new use.

⁴⁶⁵ This is a new use.

⁴⁶⁶ This establishes a formal use for the definition provided in Sec. 27-43 and the screening standards specified in Sec. 27-282.13 of the current LDC.

⁴⁶⁷ This is a new use.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.2. Accessory Use and Structure Table

Table 4.3.2-A: Accessory Use and Structure Table

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

	Residential				Business					Mixed Use			Ybor City					Sem. Heights						M-AP					
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Outdoor mechanical equipment, residential ⁴⁶⁸	P	P	P	P	P	P	P			P	P	P	P	P	P	P		P	P	P	P	P	P						4.3.4N
Outdoor seating establishment, accessory to eating or drinking establishment ⁴⁶⁹				P	P	P	P		P	P	P	P		P	P	P	P	P		P	P	P	P	P					4.3.4O
Package pickup locker				P	P	P	P		P	P	P	P		P	P	P	P	P		P	P	P	P	P	P	P	P	P	
Portable accessory structures ⁴⁷⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4Q
Produce stand, accessory to community garden ⁴⁷¹			P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					4.3.4R
Screen Enclosure ⁴⁷²	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4S
Security guard quarters						P	P		P																				
Solar energy collection facility, small scale ⁴⁷³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4T
Stadium event parking	P	P	P	P																									4.3.4U

⁴⁶⁸ This is a new use.

⁴⁶⁹ This is a new use.

⁴⁷⁰ Section 27-290(3) and (4) of the current LDC allow portable accessory structures in all residential and all nonresidential districts, under slightly different requirements, including the prohibition of trailers, storage containers, mobile homes, and tractor trailers, except for storage containers in specific circumstances and in nonresidential areas. We have carried those regulations forward here as accessory uses.

⁴⁷¹ This is a new use.

⁴⁷² This carries forward Section 27-290.5 of the current LDC. The current LDC does not specify in which districts screen enclosures are allowed, so we have included broad permissions, with a prohibition in the industrial district.

⁴⁷³ This is a new use.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.2. Accessory Use and Structure Table

Table 4.3.2-A: Accessory Use and Structure Table

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

	Residential				Business					Mixed Use			Ybor City					Sem. Heights						M-AP					
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Storage, outdoor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4V
Swimming pool ⁴⁷⁴	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.4W
Vehicle repair, home ⁴⁷⁵	P	P	P	P																									4.3.4X

⁴⁷⁴ This carries forward Section 27-290.3 of the current LDC. The current LDC does not specify in which districts swimming pools are allowed, so we have included broad permissions, with a prohibition in the industrial district.

⁴⁷⁵ This carries forward Section 27-282.1 of the current LDC, but changes the name of the use from “vehicle repair in residential districts” to “vehicle repair, home” to distinguish it from vehicle repair as a business enterprise.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.3. Standards for All Accessory Uses and Structures

4.3.3 Standards for All Accessory Uses and Structures⁴⁷⁶

- A. All accessory uses and structures shall conform to the applicable requirements of this LDC, including the standards for the zoning district in which they are located (see Article 3: Zoning Districts), the use regulations in this article, and the development standards in Article 5: Development Standards.
- B. On lots with nonresidential uses, accessory structures shall comply with the minimum setback requirements of the zoning district in which they are located, except as otherwise provided in this LDC.
- C. On lots with multifamily residential dwellings, accessory structures shall comply with the minimum setback requirements of the zoning district in which they are located and shall not exceed 35 feet in height, except as otherwise provided in this LDC
- D. On lots with single-family detached, two-family, and three-family dwellings, accessory structures shall comply with the following:⁴⁷⁷
 - (1) The maximum height of an accessory structure is 15 feet unless the proposed structure is located in a national or local historic district, in which case the Manager may approve additional height up to seven-and-a-half (7.5) feet if taller structures are characteristic of the district.
 - (2) There shall be at least five feet separation between principal and accessory structures on the same zoning lot, measured between the vertical plan established from the eaves to the ground, except in the RSE and RSS districts where the minimum separation is 10 feet. A covered walkway no wider than the larger structure's entrance and open on at least two sides may be attached between a principal and accessory structure, but a principal and accessory structure shall not be connected by any type of enclosed passageway or room addition unless all structures meet principal structure setbacks.
 - (3) Accessory structures that exceed 750 square feet of the interior gross floor area of the principal use of the site shall comply with the minimum setback requirements of the zoning district in which they are located.⁴⁷⁸ All other accessory structures shall be set back from lot lines in accordance with Table 4.3.3-A: Single-Family Detached, Two-Family, and Three-Family Dwellings Accessory Structure Setbacks.
 - (4) Accessory structures shall not be separately metered for electricity or water.

⁴⁷⁶ Section 27-282.15 includes significant restrictions on accessory uses relating to where it may be located (only in the structure housing the principal use, except for a day care or nursery) and how much space it may occupy (only 20 percent of the structure). To simplify the standards and increase enforceability, these standards have not been carried forward

⁴⁷⁷ The current LDC has standards for single-family detached dwellings and for multifamily dwellings. Because this draft includes new housing types, and to ensure the efficient use of land, these standards are expanded to apply to uses with three dwellings on a single lot; the more restrictive standards will apply to lots with more than three dwellings.

⁴⁷⁸ The current LDC requires that accessory structures with gross floor area (including parking) larger than 15 percent of the minimum required lot size meet the minimum setback requirements of the district. Section 27-290(1)b. Because lot size has been removed from the districts, that metric has been replaced by 750 square feet, which is 15% of the minimum lot size in the former RS-50 district (now consolidated into RSU).

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.4. Specific Standards for Accessory Uses and Structures

Table 4.3.3-A: Single-Family Detached, Two-Family, and Three-Family Dwellings Accessory Structure Setbacks

	Minimum Setback for Accessory Structure (ft)	
Lot Line	RSE	All other Residential Districts
Front	60	60
Side	15	7 [1]
Corner	3	3
Rear	3	3

ft = feet

NOTES

- [1] The structural edge of the vehicular entrance to a garage/carport or any vehicular storage area shall be set back at least 18 feet.

- E. Accessory structures to residential dwellings with four or more units shall comply with the following:
 - (1) All accessory structures shall be set back from lot lines in accordance with the standards that apply to principal buildings in the district.
 - (2) The maximum height of an accessory structure is 35 feet.
- F. All accessory structures shall be set back at least 15 feet from any seawall or jurisdictional high water line on the Hillsborough River.
- G. Accessory uses that are contained within the principal structure shall comply with the following:⁴⁷⁹
 - (1) There shall be no more than one independent entrance from the exterior to access all accessory uses in the structure.
 - (2) A single accessory use shall not occupy more than 20 percent of the gross floor area of the structure, and all accessory uses shall not occupy more than 30 percent of the gross floor area of the structure.
- H. A transit shelter or a bicycle share program station installed in coordination with a government agency shall not be required to comply with setback requirements.⁴⁸⁰

4.3.4 Specific Standards for Accessory Uses and Structures

A. Accessory Dwelling Unit⁴⁸¹

An accessory dwelling unit use in a district shall comply with the following:

⁴⁷⁹ From Section 27-282.15, but applied to accessory uses in the principal structure.

⁴⁸⁰ Section 27-290.7

⁴⁸¹ This carries forward the standards from Section 27-132 of the current LDC pertaining to accessory dwelling units. The maximum floor area is enlarged and linked to the square footage of the principal dwelling on the site, and the number of residents permitted to live in the ADU increased to four to allow for small families. As discussed in the LDC Assessment (page II-67), they are now permitted by right in more parts of the City, and the ADU eligible area map is not included. The City might consider further loosening the restrictions—for example, eliminating the owner-occupancy restriction which can make it more difficult to rent an ADU.

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Section 4.3. Accessory Uses and Structures

4.3.4. Specific Standards for Accessory Uses and Structures

- (1) The accessory dwelling shall have no more than 1,200 square feet of living space or be no larger than 50 percent of the principal dwelling on the site, whichever is smaller.
- (2) The owner shall live in the principal residence.
- (3) No more than four individuals shall live in the accessory dwelling.
- (4) The use shall not be located in a nonconforming accessory structure or a structure made conforming as a result of a variance.

B. Air Conditioner Compressor Units, Generators, and Electric Meter Platforms⁴⁸²

- (1) On lots with single-family detached dwellings, air conditioner compressors, generator, and electric meter platforms shall:
 - (a) Not be placed in front of the principal structure;
 - (b) Shall be set back at least 11 feet from a corner lot line, and three feet from a side and rear yard.
- (2) On all other lots, air conditioner compressors, generators, and electric meter platforms shall comply with the standards that apply to the principal structures.

C. Animal Keeping⁴⁸³

- (1) Domestic, pet, companion, utility, and assistance animals are permitted to be kept in the City.
- (2) Pigeons may be kept as an accessory use, provided all cages in which the pigeons are kept are set back at least 25 feet from any lot line.
- (3) Female chickens (hens) may be kept as an accessory use in accordance with the following:
 - (a) One female chicken is permitted per 1,000 square feet of lot area, rounded down.
 - (b) Female chickens shall be kept within an enclosed (fenced or walled) area;
 - (c) A coop shall be provided to shelter the female chickens within their enclosure and shall comply with the following:
 - (1) The coop shall comply with the minimum setbacks for accessory structures in Section 4.3.4, Specific Standards for Accessory Uses and Structures.
 - (2) The maximum height of a coop is six feet;
 - (3) The coop shall not cover more than 125 square feet of lot area.
 - (d) Female chickens shall not be considered to be domestic, companion, utility, or assistance animals.
 - (e) Male chickens (roosters) are prohibited.

⁴⁸² Carries forward Section 27-290.6 for AC compressor units with updates approved by City Council in 2025 (standards for pool equipment will be consolidated with the swimming pool/spa standards).

⁴⁸³ Simplifies and updates the regulations in Section 27-282.27 and 27-282.28 of the current LDC. References to pigeons are new. Farm animals no longer included as permitted animals.

Article 4: Use Regulations

Section 4.3. Accessory Uses and Structures

4.3.4. Specific Standards for Accessory Uses and Structures

D. Antenna, Amateur Radio⁴⁸⁴

An amateur radio antenna shall comply with the following standards:

- (1) No advertising or signage shall be placed on the antenna.
- (2) The antenna shall comply with all applicable provisions of the City Code for structures.
- (3) The antenna shall be located on a lot with a primary use that is not the antenna.
- (4) The antenna shall comply with the standards in Table 4.3.4-A: Amateur Radio Antenna Dimensional Standards.

Table 4.3.4-A: Amateur Radio Antenna Dimensional Standards			
Standard	Value		
	RSE, RSS and RSU Districts ⁴⁸⁵	RMF, Business, and Industrial	All Other Districts
Allowed Antennas (per lot)	1	2	2
Height ⁴⁸⁶	45 [1]	[2]	45
Setbacks	See Section 4.3.3, Standards for All Accessory Uses and Structures		
[NOTES]			
[1] An antenna is not permitted on the roof of any structure.			
[2] In the YC districts, ⁴⁸⁷ an amateur radio antenna may exceed the maximum permitted height permitted within those districts up to a maximum height of 100 feet, provided that for every foot above 45 feet, every setback on that lot is increased by one foot ⁴⁸⁸			

- (5) In addition to the review standards that apply for a variance (see Section 2.5.42, Variance), the decision-making body shall consider the following when determining whether to issue a variance for an amateur radio antenna:
 - (a) If the applicant has clearly demonstrated that this LDC has mandated a location of the antenna that severely restricts or impairs signal reception; and
 - (b) The objectives of the Federal Communications Commission, that:
 - (1) There is a strong federal interest in promoting amateur operations;
 - (2) Amateur communications provide an effective means of communication during disaster and emergency situations;

⁴⁸⁴ This is carried forward from Section 27-290.2(h) of the current LDC, "Regulations for amateur radio antennas" and split out as a separate use for clarity.

⁴⁸⁵ The current LDC regulates amateur radio antennas in the RM-12 district as if they were in a single-family district. This LDC combines all four RM districts into the new RMF district. We have thus permitted RMF lots within the old RM-12 area to add another amateur radio antenna and locate their radio antenna on the roof of the principal structure.

⁴⁸⁶ This carries forward Section 27-290.2(h)(1)(c), concerning antenna height.

⁴⁸⁷ This is carried forward from Table Note 4 from Table 8-2 of the current LDC.

⁴⁸⁸ Section 27-290.2(h)(2)(b) of the current LDC states that "In RM-16, RM-18, RO, RO-1, CN, and all other zoning districts... [an] antenna shall not exceed 45 feet." However, Section 290.2(h)(2)(c) states that "in all other multifamily residential districts and all office, commercial, or industrial zoning districts [an antenna] shall not exceed the maximum height restriction of the applicable zoning district." We have assumed the higher maximum applies.

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- (3) Amateur radio service provides a reservoir of trained operators, technicians and electronic experts who can be called on in times of national or local emergencies; and
- (4) By its nature, the amateur radio service also provides the opportunity for individual operators to further international goodwill.

E. Antenna, Satellite Dish and Conventional Receive-Only⁴⁸⁹

A satellite dish or conventional receive-only antenna (“antenna”) shall comply with the following standards:

(1) General Standards

- (a) Art, text, and other elements attached to the satellite dish or antenna and visible from adjacent properties shall comply with the standards in Section 5.8, Signs.
- (b) Each satellite dish shall comply with all provisions of the City Code that apply to structures.

(2) RSE, RSS, and RSU District Standards

In the RSE, RSS, and RSU districts, or on a lot with a single-family detached dwelling, the following standards apply:

- (a) A maximum of one satellite dish and one antenna may be installed.
- (b) The height of the top of a satellite dish or antenna shall not exceed the maximum height for principal uses in the district.
- (c) A satellite dish or antenna shall only be placed in the rear or side yard, between the rear wall of the principal structure and the rear lot line. No satellite dish or antenna shall be placed in a front or corner yard.
- (d) The following standards apply to satellite dishes:
 - (1) A satellite dish may not exceed 12 feet in diameter,
 - (2) A satellite dish may be roof-mounted only if the dish is no larger than 18 inches in diameter. and an antenna shall not extend more than four feet above the roof of the principal structure.
 - (3) If the satellite dish is ground-mounted upon a base or fixture, the bottom of the antenna shall not be located more than 18 inches above the eaves of the roof of the principal structure.
 - (4) A satellite dish shall be set back from rear and side yards by a distance at least equal to the diameter of the satellite dish.

(3) RMF, CN and CG District Standards

In the RMF, CN, and CG districts, the following standards apply:

(a) Number of Satellite Dishes and Antennas

The number of satellite dishes or antennas shall comply with the following:

⁴⁸⁹ Section 27-290.2(a0 through (g). Staff and the consultant team are continuing to work on simplifying these standards.

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- (1) A zoning lot with a single occupant or tenant shall be limited to two satellite dishes/antennas.
- (2) A zoning lot with multiple occupants is entitled to two ground-mounted satellite dishes/antennas, and the following:
 - (A) For each establishment, one roof-mounted satellite dish or antenna or one wall-mounted satellite dish less than 24 inches in diameter or antenna.
 - (B) The maximum number of satellite dishes or antennas shall not exceed the number of establishments on the zoning lot

(b) Ground-Mounted

A ground-mounted satellite dishes and antenna shall comply with the following:

- (1) No satellite dish or antenna shall be placed in a front or corner yard.
- (2) A satellite dish shall be set back from rear and side yards by a distance at least equal to the diameter of the satellite dish. An antenna shall be set back from the rear and side lot lines by a distance at least equal to its height.
- (3) The top of a satellite dish shall not exceed 22 feet in height. An antenna shall not exceed the maximum height that applies to principal uses in the district.
- (4) A satellite dish shall be screened from view of adjacent rights-of-way by intervening buildings or in accordance with in Section 5.3, Landscaping, Buffering, and Screening Standards.

(c) Roof-Mounted

A roof-mounted satellite dish and antenna shall comply with the following:

- (1) Satellite dishes and antennas may only be mounted on the roof of structures at least 30 feet in height, and the combined height of a building and satellite dish and antenna shall not exceed the maximum height that applies to principal uses in the district.
- (2) A roof-mounted antenna shall not exceed 22 feet in height.
- (3) A satellite dish shall be set back at least 10 feet from the edge of the roof.

(d) Wall-Mounted

A wall-mounted satellite dish and antenna shall comply with the following:

- (1) A satellite dish and antenna may only be mounted on a building wall along the side or rear yard of the zoning lot.
- (2) The maximum size of a satellite dish is 24 inches in diameter.
- (3) A wall-mounted satellite dish or antenna shall not exceed the maximum height that applies to principal uses in the district, and the bottom of the satellite dish or antenna shall not be located more than 18 inches above the eaves of the roof of the structure on which it is mounted.

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(4) CI, IN, MU, and M-AP Districts

In the CI, IN, MU, and M-AP districts, the following standards apply:

(a) If Principal Use of the Property Cannot Be Conducted without the use of Satellite Dishes or Antennas

If the transmission and/or reception of satellite signals is an integral component of the principal use of the property, the following standards apply:

- (1) An unlimited number of satellite dishes or antennas are permitted.
- (2) Satellite dishes may be ground-mounted or roof-mounted.
- (3) A ground-mounted satellite dish shall be set back from rear and side yards by a distance at least equal to the diameter of the satellite dish.
- (4) The combined height of a building and satellite dish shall not exceed the maximum height that applies to principal uses in the district.

(b) If the Principal Use of the Property Can Be Conducted without the use of Satellite Dishes or Antennas

If the transmission and/or reception of satellite signals is not an integral component of the principal use of the property, the following standards apply:

(1) Ground-Mounted

A ground-mounted satellite dish or antenna shall comply with the following:

- (A) The satellite dish or antenna shall not be located in the front or corner yard.
- (B) A satellite dish shall be set back from rear and side yards by a distance at least equal to the diameter of the satellite dish. An antenna shall be set back from the rear and side lot lines by a distance at least equal to its height.
- (C) The maximum height of a satellite dish or antenna is 22 feet.

(2) Roof-Mounted

A roof-mounted satellite dish or antenna shall comply with the following:

- (A) The maximum height of a satellite dish is 20 feet, and the combined height of a building and satellite dish shall not exceed the maximum height that applies to principal uses in the district.
- (B) A satellite dish or antenna shall be set back at least 10 feet from the edge of the roof.

(3) Wall-Mounted

A wall-mounted satellite dish or antenna shall comply with the following:

- (A) A satellite dish and antenna may only be mounted on a building wall along the side or rear yard of the zoning lot.
- (B) The maximum size of a satellite dish is 24 inches in diameter.
- (C) A wall-mounted satellite dish or antenna shall not exceed the maximum height that applies to principal uses in the district, and the

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bottom of the satellite dish or antenna shall not be located more than 18 inches above the eaves of the roof of the structure on which it is mounted.

(5) Accessory Uses to Radio/TV Studios and College and Universities

To support the operations of a radio/tv studio and the educational function of colleges and universities, an unlimited number of satellite dishes and antennas are permitted in accordance with the following:

- (a) Satellite dishes and antennas may be ground-, roof-, or wall-mounted
- (b) A ground-mounted satellite dish shall be set back from rear and side yards by a distance at least equal to the diameter of the satellite dish. A ground-mounted antenna shall be set back from the rear and side lot lines by a distance at least equal to its height.
- (c) No antenna or satellite dish shall exceed the maximum height that applies to principal uses in the district.
- (d) In the YC-CC district, antennas as an accessory use may exceed the maximum permitted height, up to a maximum combined building and antenna height of 100 feet, provided that for every one foot of height above 45 feet, all setbacks, as they relate to the antennas, shall be increased by one foot.

(6) Variances and Relief

- (a) The following standards apply to a request for a variance from the standards in this section in accordance with Section 2.5.42, Variance:
 - (1) In addition to the review standards that apply for a variance, the applicant shall demonstrate that the requirements of this section require the satellite dish or antenna be placed in a location that severely restricts or impairs reception.
 - (2) In the Residential, OP, CN, and CG districts, variances are not permitted that would allow installation of a satellite dish or antenna in a front or corner yard.
- (b) The Manager may administratively authorize deviations from these standards for satellite dishes less than one meter in diameter if the standards in this section unreasonably prevent the reception of satellite signals, unreasonably increase the cost of installing a satellite dish, or preclude reception or transmission of an acceptable quality system for an individual landowner, in accordance with 47 C.F.R. § 1.4000, the FCC Over-the-Air Reception Devices (OTARD) standards. Any deviation granted shall be the minimum required to comply with the OTARD standards.⁴⁹⁰

F. Antenna, Wireless Communication⁴⁹¹

A wireless communication antenna shall comply with the following standards:

⁴⁹⁰ New, allows for deviations regarding the federal OTARD rule.

⁴⁹¹ Section 27-290.2. Because height is typically permitted for a variance, specific reference to availability of a height variance has not been carried forward. These standards may be updated in future drafts.

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- (1) No advertising or signage is permitted on the antenna or equipment storage buildings or areas.
- (2) Installation of the antenna shall comply with all applicable provisions of the Building Code;
- (3) The antenna shall not create any restriction or interference with air safety or any operations of the FAA, Hillsborough Aviation Authority, or MacDill Air Force Base.
- (4) Any antenna or equipment storage that is visible from surrounding properties shall be designed to be consistent with the aesthetic properties of the principal structures, particularly with regard to color and material.
- (5) The antenna shall comply with FCC and other applicable federal or state regulations relative to telecommunications and radio frequency emission levels.
- (6) Equipment and antennas installed on the roof of a structure 60 feet in height or greater shall comply with the following:
 - (a) If installed on the roof of a building, the equipment and antennas shall not extend more than 15 feet above the roof line, measured from the finished line of the portion of the roof on which it is mounted.
 - (b) If installed on the roof of a structure other than a building, such as a water tower or billboard, the equipment and antennas shall not extend more than 20 feet above the roof.
- (7) Equipment and antennas installed on the roof of a structure at least 30 feet in height but less than 60 feet in height shall not extend more than 10 feet above the roof or roof line. For a building, height shall be measured from the finished line of the portion of the roof on which it is mounted.

G. Automated Teller Machine (ATM)⁴⁹²

- (1) An automatic teller machine (ATM) designed for walk-up use and located on the exterior wall of a building or within a parking area shall be designed to:
 - (a) Avoid obstructions to pedestrian movement along sidewalks;
 - (b) Avoid obstructions through public use areas, or between parking areas and building entrances; or
 - (c) Avoid vehicular movement in front of buildings or through parking areas.
- (2) If an ATM is designed for use by customers in their vehicles, it shall comply with the standards in Section 4.3.4H, Drive-Through.

H. Drive-Through⁴⁹³

(1) General Standards

The following standards apply to all drive-throughs:

- (a) The drive-through use will have direct access to an arterial or collector street;

⁴⁹² New standards.

⁴⁹³ Consolidates standards from Section 27-132 and other sections of the current LDC. Updated drive-through stacking lane and screening requirements will be included in Section 5.2, Off-Street Parking and Loading Standards. Incorporates standards for drive-throughs from the ET-O district

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- (b) The drive-through window and associated queuing/stacking lane shall be located at least 50 feet from any lot with a Residential use.
- (c) Speaker systems shall not be oriented towards any lot with a Residential use.

(2) YC Districts

In the YC districts, the following standards apply:⁴⁹⁴

- (a) A drive-through is permitted only on lots with frontage on 21st Street or 22nd Street and which are located to the south of the southern right-of-way edge of the alley between 14th and 15h Avenues and parallel to the right-of-way of East 14th Avenue, and the north of the northern right-of-way edge of 12th Avenue and parallel to the right-of-way of East 13th Avenue (see Figure 4.3.4-A: YC Districts Drive-Through Area);

Figure 4.3.4-A: YC Districts Drive-Through Area⁴⁹⁵

<Map to be Developed>

- (b) All drive-throughs shall face the streets adjacent and parallel to I-4 (13th and 14th Avenues);
- (c) Drive-throughs are not permitted in a historic building;
- (d) Drive-through windows and associated queuing/stacking lanes shall be visually screened from adjacent streets through building placement or other buffering devices;
- (e) No more than one queuing/stacking lane, one cash window, and one food service window shall be allowed per lot;
- (f) Sidewalks on the site shall provide pedestrian access to the principal structure that the drive-through serves, and connect to adjacent sidewalks in the public right-of-way;
- (g) Drive-throughs located along an interchange shall comply with Ybor City design guidelines for gateway sites; and
- (h) A restaurant with a drive-through shall have a minimum floor area of 2,500 square feet and a dining room with seating.

(3) CBD District⁴⁹⁶

In the CBD district, only restaurant uses with interior seating may have drive-through facilities, in accordance with the following:

- (a) Drive-throughs are permitted only on lots abutting Scott Street and east of Jefferson Street (see Figure 4-2: CBD District Drive-Through Area);

Figure 4-2: CBD District Drive-Through Area

<Map to be Developed>

- (b) Drive-throughs are not permitted in a historic building;

⁴⁹⁴ Subsection (d)(3) of the entry for “Drive-in window” within Section 27-132 of the current LDC has been removed from this LDC.

⁴⁹⁵ A map would be helpful.

⁴⁹⁶ The City may want to consider limiting drive-through uses in areas where the pedestrian experience is prioritized, such as the CBD.

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- (c) No more than one queuing/stacking lane, one cash window, and one food service window shall be allowed per lot; and
- (d) Sidewalks on the site shall provide pedestrian access to the principal structure that the drive-through serves, and connect to adjacent sidewalks in the public right-of-way.

(4) CD District⁴⁹⁷

In the CD district, only bank uses and restaurant uses with interior seating may have drive-through facilities, in accordance with the following.

(a) Drive-Through Accessory to a Bank

The following standards apply to a drive-through accessory to a bank in the CD district:

- (1) The minimum lot size for the drive-through is 20,000 square feet.
- (2) Up to three drive-through windows are permitted.
- (3) The drive-through shall be compatible with the pedestrian focus and water-oriented character of the District, as established by the document “The Channel District, A plan for the future” (August 1993). The applicant shall include a site plan that demonstrates how pedestrian impact is minimized by one of the following methods:⁴⁹⁸
 - (A) An additional ten percent of green space above the required amount is provided on site, in accordance with Section <>, Open Space.
 - (B) Required perimeter trees (as required by Section <>, Trees) shall be a minimum four inches in diameter when measured at six inches above grade, and 80 percent of the recommended trees planted on the parcel shall be shade trees; or
 - (C) An alternative mitigation method, provided the proposed method promotes the pedestrian focus of the abutting right of way.
- (4) Any structural canopy or cover over the queuing/stacking lanes must be designed to architecturally complement the main structure in style, material, texture, color, and other architectural accents; and
- (5) Driveways crossing the pedestrian right-of-way shall be equal in width to the minimum allowed by City regulations and shall be designed to minimally impact pedestrians.

I. Freestanding Ice Vending

A freestanding ice vending accessory use shall comply with the standards in Section 4.2.4C(17), Freestanding Ice Vending.

⁴⁹⁷ Carries forward the standards in Section 27-132; the use table for the CD district in Table 184-A permits restaurant drive-throughs as well. The City may want to consider limiting drive-through uses in the CD, as suggested above regarding the CBD.

⁴⁹⁸ The City may want to consider limiting drive-through uses in areas where the pedestrian experience is prioritized, such as the CD.

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J. Extended Family Residence⁴⁹⁹

An extended family residence use in a district where the use requires a special use permit shall comply with the following:

- (1) The maximum interior living space is 600 square feet.
- (2) Up to two individuals may live in the residence.
- (3) Occupants shall be limited to persons related by marriage, blood, adoption, or legal guardianship.
- (4) Rent shall not be assessed for use of the residence.⁵⁰⁰
- (5) The owner shall have a homestead exemption on the property.
- (6) The extended family residence shall not have its own electricity and water metering.
- (7) The extended family residence may be within the principal single-family dwelling on the site with a separate entrance, or may be within a separate structure that conforms with the regulations or that is a nonconforming structure in accordance with Section 7.3, Nonconforming Structures.
- (8) Where applicable, the owner shall provide certification of intent to comply with the conditions set by an S-1 Special Use Permit (see Section 2.5.29) approving the extended family residence in this section. The certification shall additionally include the following items:
 - (a) The number of occupants;
 - (b) The identities of the occupants;
 - (c) The location and size of the extended family residence; and
 - (d) The relationship of the occupants to the property owner.
- (9) The property owner shall annually submit a signed affidavit attesting that the residents of the extended family residence shall not change.
- (10) Any special use permit for an extended family residence shall expire if the residents of the extended family residence or other conditions change.

K. Home-Based Business⁵⁰¹

Home-based businesses shall comply with the following:

- (1) The business shall be located on a site with a conforming Residential use and shall be incidental to the Residential use.
- (2) The employees of the business who work at the dwelling shall also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the business. Off-site employees may not visit the home-based business for any reason.
- (3) The exterior appearance of the structure in which the home-based business is located shall appear as if no home-based business was located in that structure,

⁴⁹⁹ Carries forward standards in Section 27-132 with updates adopted by City Council in 2025.

⁵⁰⁰ See the following footnote associated with this use. This provision, carried forward from subsection (f) of “Extended Family Residence” within Section 27-132 of the current LDC, is difficult to enforce within the constraints of a use requiring an S-1 permit, and nearly impossible if the use is permitted as-of-right. We recommend its removal.

⁵⁰¹ Section 27-282.5 with updates to language for consistency with Section 559.955, Fla. Stat., and to simplify.

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except that one nonilluminated nameplate no more than two inches by 12 inches in size may be affixed to the principal structure.

- (4) No activity of the home-based business shall create or add noise, vibration, glare, fumes, odors, sewer or water load, electrical interference, visual disturbance, traffic impact, parking demand or any other effect different from that normally created by the Residential use.⁵⁰²
- (5) Walk-up retail transactions shall only occur within the principal building on the site, although other incidental business uses and activities may occur elsewhere on the property.

L. Limited Fuel/Oil/Gas Distribution⁵⁰³

- (1) Limited fuel/oil/bottled gas distribution is allowed as an accessory use to convenience stores, general retail stores, automobile service stations, and vehicular sales uses.
- (2) Any structure housing fuel/oil/bottled gas distribution that is located on a sidewalk or other walkway shall be located to maintain at least five feet of clearance along the walkway for use by pedestrians.
- (3) Limited fuel/oil/bottled gas distribution as an accessory use is prohibited within 1,000 feet of a school or hospital.
- (4) All facilities related to the limited fuel/oil/gas distribution shall be placed on private property.

M. Open Display, Retail or Wholesale⁵⁰⁴

Outdoor display of merchandise is allowed as an accessory use to any retail sales use, commercial services use, or wholesale sales use that is conducted within a building located on the same lot, subject to the following standards:

- (1) Merchandise displayed shall be limited to that sold or rented by the principal use;
- (2) Merchandise displayed shall not include hazardous and flammable materials, such as gasoline, oil, antifreeze, kerosene, poisons, pesticides, and similar items;
- (3) All outdoor display of goods shall be located immediately adjacent to the front or side of the principal building, and not in drive aisles, loading zones, fire lanes, or parking lots;
- (4) Outdoor display areas shall be located to maintain a clearance area in front of primary building entrances for at least ten feet directly outward from the entrance width; and
- (5) An obstruction-free area at least five feet wide shall be maintained through the entire length of the display area or between it and adjacent parking areas, so as to allow pedestrians and handicapped persons to safely and conveniently travel between parking areas or drive aisles to the building and along the front and side of the building, without having to detour around the display area.

⁵⁰² This significantly revises Section 27-282.5(6), (8), and (13) of the current LDC for simplification.

⁵⁰³ Carries forward and elaborates upon the standards from Sec. 27-282.13 of the current LDC. Screening standards will be carried forward in a separate installment.

⁵⁰⁴ New standards for a new accessory use.

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- (6) In all districts other than the IN district, open display shall only be allowed during the business's hours of operation.

N. Outdoor Mechanical Equipment, Residential

Outdoor mechanical equipment shall be located to the rear or side of the principal building on the lot.

O. Outdoor Seating Establishment, Accessory to Eating or Drinking Establishment⁵⁰⁵

Outdoor seating/activity areas as an accessory use to any eating or drinking establishment shall comply with the following standards:

- (1) The hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.
- (2) Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.
- (3) The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

P. Package Pickup Locker⁵⁰⁶

A package pickup locker that is outside of a building or structure shall be placed in a location where it will not obstruct sidewalks or other pedestrian paths.

Q. Portable Accessory Structures⁵⁰⁷

A portable accessory structure shall comply with the following:

- (1) Only one portable accessory structure shall be allowed per lot.
- (2) No portable accessory structure shall be placed in a waterfront yard.
- (3) When accessory to a Residential use or when located within a Residential district, no mechanical equipment shall be operated within or attached to the structure.
- (4) Storage containers are prohibited as accessory structures within residential districts except as temporary uses in accordance with Section 4.5.4A, Construction-Related Building, Structure, or Use, or Section 4.5.4H, Portable Storage Container.

R. Produce Stand, Community Garden⁵⁰⁸

A produce stand (as accessory to a community garden) shall comply with the following:

- (1) The produce stand shall not exceed 750 square feet in area and shall not be more than 15 feet in height.
- (2) The produce stand shall be located on the lot where the community garden is located.
- (3) The produce stand shall be:
 - (a) Limited to the retail sale of vegetables, fruits, or flowers grown in the associated community garden;

⁵⁰⁵ New standards for a new accessory use. Unlike sidewalk café, this applies to outdoor dining on private property.

⁵⁰⁶ New standards for a new accessory use.

⁵⁰⁷ New standards for a new accessory use.

⁵⁰⁸ New standards for a new use.

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- (b) Located to minimize the visual impact of the structure from adjacent public streets; and
- (c) Situated so that adequate ingress, egress, and off-street parking areas are provided.

S. Screen Enclosure⁵⁰⁹

- (1) The maximum height of a screen enclosure is 35 feet.
- (2) A screen enclosure shall comply with the minimum setbacks that apply to principal uses in the zoning district, except as follows:
 - (a) In the RSE, RSS, and RSU districts, the minimum side setback is five feet for structures less than 15 feet in height, six feet for structures at least 15 and less than 25 feet in height, and seven feet for screen enclosures 25 feet or greater in height.
 - (b) In the RSE, RSS, and RSU districts, the rear setback for the screen enclosure shall increase by one foot for every foot that the screen enclosure exceeds 15 feet in height.

T. Solar Energy Collection Facility, Small Scale⁵¹⁰

Small-scale solar energy conversion systems shall comply with the following standards:

- (1) Solar energy equipment may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground in accordance with Section 4.3.3, Standards for All Accessory Uses and Structures. Building-integrated photovoltaic systems are permitted in all districts subject to all necessary permit and building code requirements.
- (2) The facility shall comply with the maximum height standards for the zoning district in which it is located, except that a roof-mounted system may extend up to 15 feet above the roofline of the structure on which it is mounted.
- (3) Where an existing structure exceeds the applicable height limit, a solar energy collection facility may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.
- (4) The property owner is responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the system, and for recording any such solar easement with the clerk of the Hillsborough County Court.

U. Stadium Event Parking⁵¹¹

Stadium event parking shall comply with the following:

- (1) The accessory use is only permitted in conjunction with a scheduled event being held at Raymond James Stadium.

⁵⁰⁹ Section 27-290.5 with reorganization and simplification.

⁵¹⁰ New standards for a new accessory use.

⁵¹¹ Section 27-283.13(d).

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- (2) The accessory use is only permitted on land in the area bounded on the north by Hillsborough Avenue, on the west by Westshore Boulevard, on the south by I-275, and on the east by the Hillsborough River. See Figure 4.3.4-C: Raymond James Stadium Event Accessory Parking Area.

Figure 4.3.4-C: Raymond James Stadium Event Accessory Parking Area

[Graphic to be developed]

- (3) The stadium event parking shall be accessory to a Residential use on the same lot. Parking on a lot without a Residential use is permitted as temporary special event parking in accordance with Table 4.5.2-A: Temporary Use Table and Section 4.5.4F, Parking, Special Event.

V. Storage, Outdoor

- (1) In Residential districts, the following outdoor storage uses are prohibited:
 - (a) Storage in connection with a trade;
 - (b) Storage or long-term parking of commercial vehicles or industrial storage in excess of one day; and
 - (c) Storage of building materials, except in connection with active construction on the lot where the materials are being stored.
- (2) Outdoor storage areas shall be located to the side or rear of the principal structure(s).
- (3) Where an outdoor storage area stores goods intended for sale or resale, stored goods shall be limited to those sold on the premises in conjunction with the principal use of the lot.
- (4) No materials shall be stored in areas intended for vehicular or pedestrian circulation.

W. Swimming Pool⁵¹²

(1) Location

- (a) Swimming pools are not permitted in front or corner yards.
- (b) In-ground swimming pools shall be set back at least five feet from rear or side lot lines and shall comply with the corner yard setback that applies to the principal structures on the lot. Setbacks shall be measured from the water's edge.
- (c) Above-ground swimming pools, and swimming pools with a retaining wall or a deck more than 12 inches above the grade of the adjacent ground shall comply with the setbacks that apply to principal structures on the lot. Setbacks shall be measured from the edge of the pool, edge of the elevated deck surrounding the pool, or edge of the pool's retaining wall, whichever is closest to the lot line.
- (d) Pools may be located in the waterfront yard if the pool deck and water level is designed to be within 36 inches above the grade of the adjacent ground, and shall be set back a minimum of five feet from the rear property line, mean high water line, or seawall. Setbacks shall be measured from the pool water's edge.

⁵¹² Section 27-290.3. Removed use of term "spa" and included it in definition of swimming pool.

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- (e) Hot tubs and associated decks shall not exceed 400 square feet in area and shall be set back at least three feet from rear or side lot lines.

(2) Enclosure

Swimming pools shall be enclosed by a fence, screen enclosure, or other barrier that complies with all local, state, and federal regulations, including but not limited to Ch. 515, Fla Stat. A self-latching gate or similar locking/security mechanism is required to be installed. In addition, the following standards apply:

- (a) Fences shall comply with Section 5.6, Fence and Wall Standards.
- (b) Screen enclosures shall comply with Section 4.3.4S, Screen Enclosure.

(3) Pool Machinery

- (a) On lots with single-family detached dwellings, pool machinery shall not be placed in front of the principal structure and shall be set back at least 11 feet from a corner lot line, and three feet from a side or rear lot line.
- (b) Pool machinery may be placed closer than 10 feet from the principal structure.

X. Vehicle Repair, Home⁵¹³

- (1) Only the following minor repairs and maintenance on a motor vehicle may take place outdoors in a Residential district:
 - (a) Changing and replenishment of fluid levels, such as hydraulic fluid, windshield washer fluid, and lubricating oil;
 - (b) Replacement of sparkplugs, ignition points; the rotation of tires and the checking of adequate pressure; and
- (2) Any other repairs may be performed in an entirely enclosed space, if the vehicles are one of the following:
 - (a) Privately registered vehicles having current state license plates; or
 - (b) Motor vehicles designated by the state as qualifying for an antique or horseless carriage designation.
 - (c) Replacement of drive belts and hydraulic lines.
- (3) All repairs shall involve vehicles registered at the address where the repairs are taking place.

⁵¹³ Section 27-282.1. in the current LDC, subsection (1) lists minor repairs that can take place on a site, and subsection (2) states any other repairs can be undertaken within an enclosed building “on privately registered vehicles having current state license plates” or designated antique vehicles. This has been interpreted to mean that that the listed minor repairs can take place outdoors and that those vehicles do not necessarily need to be licensed.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.1. General

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

Section 4.4, Alcoholic Beverage Accessory and Temporary Uses, consolidates the standards that apply to alcoholic beverages. In the current LDC, allowed alcoholic beverage uses are included in the separate use tables, and additional standards are included in Article IX, Alcoholic Beverages. The intent of this section is to bring together in one location the zoning standards relevant to authorizing all alcoholic beverage sales use in the city.

4.4.1 General

A. Purpose

The purpose of this section is to identify the zoning districts where the sale of alcoholic beverages for consumption on-premises or the sale of alcoholic beverages in sealed containers for consumption off-premises (package sales) is allowed, either as an accessory use or a temporary use, in accordance with the procedures and standards of this section and this LDC.

B. Organization of This Section

Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table, identifies the zoning districts in which specific alcoholic beverage uses are allowed, either as accessory uses or temporary uses. Section 4.4.3, Standards for All Alcoholic Beverage Accessory and Temporary Uses, establishes general standards that apply to all alcoholic beverage accessory and temporary uses. Section 4.4.4, Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses, establishes specific standards that apply to specific alcoholic beverage accessory and temporary uses.

C. Applicability⁵¹⁴

Compliance with the standards of this Section is required before any person or entity is permitted to sell any type of alcoholic beverage on any land within the City.

D. Compliance with Other Laws

Any person engaged in the sale of alcoholic beverages in the City shall comply with all City, local, and state laws relating to the sale of alcoholic beverages, including but not limited to Ch. 22, Streets and Sidewalks, and Ch. 24, Taxation, of the City Code, and Title XXXIV, Fla Stat.

4.4.2 Alcoholic Beverages Accessory and Temporary Use Table⁵¹⁵

A. Organization of Alcoholic Beverages Accessory and Temporary Uses

Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table identifies the alcoholic beverage accessory and temporary uses that are allowed in each zoning district subject to the requirements of this section and this LDC. The table also identifies whether the use is permitted by right or only allowed by approval of an S1 special use permit or S2 special use permit.

⁵¹⁴ Carries forward Section 27-316 of the current LDC.

⁵¹⁵ The alcoholic beverage accessory and temporary use table is new and establishes alcoholic beverage accessory and temporary uses that are permitted in the City.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.2. Alcoholic Beverages Accessory and Temporary Use Table

B. Abbreviations in Accessory and Temporary Use Table Cells

- (1) Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table, uses the following abbreviations to designate whether and how an alcoholic beverage accessory or temporary use is allowed in a particular zoning district. Each cell is located at the intersection of a row and a column, which are referenced in each subsection below.

(a) P Permitted (P)

A “P” under a base zoning district column indicates that the use is allowed as a permitted alcoholic beverage accessory or temporary uses use in the district, subject to any use-specific standards referenced in the right-most column in the row and all other applicable provisions of the LDC.

(b) S-1 Special Use (S1)

An “S1” under a base zoning district column indicates that the alcoholic beverage accessory or temporary use is permitted only upon approval of an S-1 special use permit in accordance with Section 2.5.29, S-1 Special Use Permit; compliance with any use-specific standards referenced in the right-most column in the row; and compliance with applicable provisions of this LDC and any conditions of the S-1 special use permit.

(c) S-2 Special Use (S2)

An “S2” under a zoning district column indicates that the alcoholic beverage accessory or temporary use is permitted only upon approval of an S-2 special use permit in accordance with Section 2.5.9, S-2 Special Use Permit; compliance with any use-specific standards referenced in the right-most column in the row; and compliance with applicable provisions of this LDC and any conditions of the S-2 special use permit.

(d) S-1 or S-2 Special Use (S*)

An “S*” under a zoning district column indicates that the alcoholic beverage accessory or temporary use is permitted only upon approval of either an S-1 special use permit (Section 2.5.29, S-1 Special Use Permit) or an S-2 special use permit (Section 2.5.9, S-2 Special Use Permit) as specified in the use-specific standards that apply for the alcoholic beverage accessory or temporary use in the right-most column in the row; compliance with any use-specific standards referenced in the right-most column in the row; and compliance with applicable provisions of this LDC and any conditions of the S-1 or S-2 special use permit.

(e) Not Permitted (Blank)

A blank cell under a base or the planned development district column indicates that the alcoholic beverage accessory or temporary use is prohibited in the zoning district.

- (2) If use-specific standards apply to a given alcoholic beverage accessory use, the far-right column of the table has a section reference that is an active link to the applicable standards for that use or structure.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.2. Alcoholic Beverages Accessory and Temporary Use Table

- (3) Alcoholic beverage accessory or temporary uses are permitted in a PD district only if they are listed in the PD Plan adopted upon establishment of the PD district, in accordance with Section 3.12.2A, Planned Development (PD) Plan, except that alcoholic beverage accessory or temporary uses are permitted in a site plan controlled district established before <insert effective date of this LDC> if the Manager determines there is a logical relationship between the principal use permitted in the PD district and the proposed alcoholic beverage accessory or temporary use (for example, a restaurant—alcohol sales or special restaurant alcoholic beverage use associated with a restaurant principal use).⁵¹⁶

C. Accessory Beverage Accessory and Temporary Use Table

Alcoholic beverage accessory and temporary uses are allowed in each of the zoning districts in accordance with Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table.

⁵¹⁶ In the updated LDC, all proposed uses in a PD or PD-A district (including alcoholic beverage uses) are required to be identified in the PD Plan. However, because the current system for treating alcoholic beverage sales and consumption as uses, requiring approval in most cases as an S-1 or S-2 special use permit, was only instituted in 2008, there may be adopted site plan controlled districts that did not foresee the need to identify alcoholic beverage sales in the adopted plan. Moreover, site-plan controlled districts under current zoning typically do not identify alcoholic beverage sales uses. This provision allows the Manager to permit a landowner to apply for a special use permit for an alcoholic beverage use for these older site plan controlled districts where the alcoholic beverage use is logically related to the principal use.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.2. Alcoholic Beverages Accessory and Temporary Use Table

Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table⁵¹⁷

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

S* = Permitted with a Special Use Permit in Accordance with Use-Specific Standards

Blank = Prohibited

	Residential				Business			Mixed Use				Ybor City						Seminole Heights				M-AP							
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Bar or lounge—alcohol sales						S2	S*		S2	S2	S*	S*		S2	S2	S2		S2				S2							4.4.4A
Bowling alley with 12 or more lanes						S*	S*		S*		S*	S*		S*	S*	S*		S*				S*							4.4.4B
Craft distillery—retail sales						S*	S*		S*	S*	S*	S*		S*	S*	S*		S*				S*		S*					4.4.4C
Gas station—alcohol sales					S*	S*	S*		S*			S*		S*	S*	S*		S*				S*			S*	S*	S*	S*	4.4.4D
Golf course, public	P	P	P	P	P	P	P		P			P																	
Hotel with more than 100 rooms						S*	S*					S*		S*	S*	S*		S*				S*	P	S*	S*	S*	S*	S*	4.4.4E
Large venue						S2	S2		S2		S*	S*		S2	S2	S2		S2				S2	S*	S*	S2	S2	S2	S2	4.4.4F
Microbrewery—retail sales						P			P	P	P	P		P	P	P						P							4.4.4G
Movie theater—alcohol sales									P																				
Restaurant—alcohol sales					S2	S2	S*		S2	S2	S*	S*		S2	S2	S2		S2				S*	S*	S*	S*	S*	S*	S*	4.4.4H
Restaurant, special					S*	S*	S*		S*	S*	S*	S*		S*	S*	S*		S*				S*	S*	S*	S*	S*	S*	S*	4.4.4I
Retail, convenience—alcohol sales					S*	S*	S*		S*		S*	S*		S*	S*	S*		S*				S*	S*	S*	S*	S*	S*	S*	4.4.4J

⁵¹⁷ This builds on the lists of alcoholic beverage uses in the use tables in the current LDC. Names of alcoholic beverage accessory uses that overlapped with names of regular uses in the code (and included in Table 4.2.2-A: Principal Use Table) have been updated to make clear that these are distinct uses. Many alcoholic beverage accessory uses allow for S-1 administrative approval if they comply with specific standards, or permit an alternative S-2 approval process by City Council if they wish to comply with alternative standards. To make clear that there are different approval processes, and for clarity, the symbol “S*” has been used to identify those uses with multiple approval options.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.2. Alcoholic Beverages Accessory and Temporary Use Table

Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table⁵¹⁷

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

S* = Permitted with a Special Use Permit in Accordance with Use-Specific Standards

Blank = Prohibited

	Residential				Business					Mixed Use			Ybor City					Seminole Heights								M-AP				
Zoning Districts Use Category/ Subcategory/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards	
Retail, general—alcohol sales						S*	S*		S*		S*	S*		S*	S*	S*		S*			S*	S*	S*	S*					4.4.4K	
Retail, specialty—alcohol sales					S*	S*	S*		S*	S*	S*	S*		S*	S*	S*		S*			S*	S*	S*	S*	S*	S*	S*	S*	4.4.4L	
Sidewalk cafe					S1	S1	S1		S1	S1	S1	S1	S1	S1	S1	S1		S1			S1	S1	S1	S1	S1	S1	S1	S1	4.4.4M	
Small venue					S2	S2	S2		S2	S2	S2	S2		S2	S2	S2		S2			S2	S2	S*	S*	S2	S2	S2	S2	4.4.4N	
Sports team				S1	S1	S1	S1		S1																				4.4.4O	
Temporary alcohol sales	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.4.4P	

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

4.4.3 Standards for All Alcoholic Beverage Accessory and Temporary Uses⁵¹⁸

A. General Standards

- (1) All alcoholic beverage accessory and temporary uses shall only be accessory a principal use that is legally operating and permitted in the zoning district in which it is located, in accordance with Section 4.2, Principal Uses, and Table 4.2.2-A: Principal Use Table; and complies with the applicable use-specific standards that apply to the principal use, in accordance with Section 4.2.4, Standards Specific to Principal Uses.
- (2) Alcoholic beverage accessory or temporary uses that are required to receive approval of an S-2 special use permit shall comply with the separation requirements in Table 4.4.3-A: S-2 Special Use Permit Separation Requirements for Alcohol Beverage Accessory Uses.⁵¹⁹

Table 4.4.3-A: S-2 Special Use Permit Separation Requirements for Alcohol Beverage Accessory Uses

Area of City	Minimum distance from Alcohol-Related Use (feet) [1]		
	Residential Uses	Other Alcohol Beverage Sales Areas	Public, Civic, and Institutional Uses
Within Westshore and University of South Florida Business Centers ⁵²⁰	250	No minimum	No minimum
Within Urban Villages in Comprehensive Plan	No minimum	250	No minimum
Within Mixed-Use Corridor Villages in Comprehensive Plan	250	250	No minimum
All areas not listed above	1,000	1,000	1,000

NOTES

- [1] All separation distances shall be measured in accordance with Section 9.2.7, Distance Between Lots, Uses, and Districts, from the boundary of the Alcoholic Beverage Sales Area for the proposed alcoholic beverage accessory use.

- (3) All alcoholic beverage accessory and temporary uses shall obtain and maintain any permits required to sell alcoholic beverages from the state Division of Alcoholic Beverages and Tobacco. This requirement may not be waived by the City.

⁵¹⁸ Carries forward the alcohol-related special use permit standards in Section 27-132 relating generally to all alcoholic beverage uses. The standards have been reorganized and rewritten, but no substantive changes are intended except as specifically noted below. New standards have been added that reflect requirement to comply with state law regarding alcohol licensing, and to make clear that alcoholic beverage uses are accessory to a principal use on the site. Standards that were drafted for the Beach Park development in the OP district are no longer needed and have been removed, following discussions with staff.

⁵¹⁹ This carries forward the S-2 permit separation requirements that apply in Section 27-132 to “Alcoholic beverage sales (all types)” in subsection (c)(1).

⁵²⁰ Definitions of the business centers will be added in future drafts.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

- (4) Alcoholic beverage accessory or temporary uses that require an S-1 or S-2 special use permit in accordance with Table 4.4.2-A: Alcoholic Beverage Accessory and Temporary Use Table, shall not operate or sell alcohol unless and until a valid and unexpired special use permit is approved in accordance with this section and this LDC.
- (5) Alcoholic beverage accessory and temporary uses shall obtain and maintain all applicable permits and approvals required to sell alcoholic beverages from the Florida Division of Alcoholic Beverages and Tobacco before commencing sale of any alcoholic beverages. This requirement shall not be waived by the City.
- (6) All owners or operators of alcoholic beverage accessory or temporary uses that are granted permits for alcoholic beverage sales after April 1, 2011, shall retain a copy of the adopted permit and associated site plan on site, at all times.
- (7) Alcoholic beverage accessory and temporary uses shall comply all other applicable provisions of this LDC, including the standards for the zoning district in which they are located (see Article 3: Zoning Districts), the use regulations in this Article 4: Use Regulations, and the development standards in Article 5: Development Standards.

B. Insurance Requirements on City-Owned or City-Maintained Land⁵²¹

(1) Applicability

The insurance requirements of this section apply to any alcoholic beverage accessory or temporary use involving the sale or consumption of alcoholic beverages on any property owned by the City or within any rights-of-way owned or maintained by the City, including the sidewalk café, sports team, and temporary alcohol sales alcoholic beverage uses.

(2) Required Insurance Coverage

- (a) Prior to the sale of any alcoholic beverages on the site, the property owner or holder of the alcoholic beverage accessory or temporary use permit shall maintain an original certificate of insurance naming the City as an additional insured showing a commercial general liability insurance policy with a limit of no less than \$1,000,000, a liquor liability insurance policy with a limit of no less than \$1,000,000, and an aggregate limit of \$2,000,000, and shall provide the policy to the City. The insurance coverage and limits required shall be evidenced by properly executed certificates of insurance forms that are to be furnished by the City. All insurance policies shall be signed by the authorized representative of the insurance company
- (b) Cancellation or modification of the insurance policy requires a 30-day written notification to the city. During the term of the permit, the property owner or holder of the alcoholic beverage accessory use permit shall provide, pay for, and maintain insurance with companies authorized to do business in Florida, with a

⁵²¹ This consolidates the similar insurance requirements in Section 27-132 the current LDC that apply to alcoholic beverage uses that take place on property owned by the city (such as public sidewalks) or city-maintained property (such as sports stadiums).

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

AM Best rating of B+ (or better) Class IV (or higher), or otherwise be acceptable to the City if not rated by AM Best.

- (c) The permit holders, participants, and volunteers waive all rights against the City, its agents, officers, directors, and employees for recovery damages to the extent such damage is covered under the commercial general liability or liquor liability insurance policies.

C. Expiration of Special Use Permit Alcoholic Beverage Accessory Use⁵²²

A permit for an alcoholic beverage accessory use other than a sports team use, including a special use permit issued in accordance with this section or a permit to sale alcoholic beverages issued prior to _____ [date of prior approval process], shall expire if sales of alcoholic beverages do not take place for 60 consecutive days, in accordance with the following:

(1) Posting of Notice by Manager

(a) General⁵²³

- (1) The Manager shall post notice immediately upon making a determination that the sale of alcoholic beverages has been discontinued. The posted notice shall establish the 60-day period (the “posting period”) after which time the alcoholic beverage accessory use shall be deemed to have been discontinued and the special use permit expired. The notice shall state, at a minimum, the following:

NOTICE

Pursuant to Chapter 27, City of Tampa Code of Ordinances, if no alcoholic beverages are sold for 60 consecutive days beginning [DATE OF POSTING], the approval for alcoholic beverage sales for this location will automatically expire on [DATE OF NOTICE].

To apply for a 120-day administrative extension of time for the expiration, contact the Land Development Coordination Division, (phone number), prior to the expiration date on this NOTICE.

Application for the administrative extension of time must be made prior to [DATE OF NOTICE + 60 DAYS].

- (2) Within two days of the posting of notice, the Manager shall transmit, via certified mail, a copy of the notice to the owner of the property on which the alcoholic beverage sales take place, according to the most recent tax

⁵²² Carries forward, reorganizes for clarity, and updates the language for expiration and posting standards in Section 27-318 of the current LDC. It is assumed that temporary permits are not subject to the posting requirements, by their temporary nature. The reference to the “sports team” use is new—because the standards for the sports team alcoholic beverage accessory use require that the sale of alcoholic beverages only take place during the conduct of sporting events, and the schedule of events may include gaps of more than 60 days, and because the permit is only valid for one year and must be reapplied for every year, this exception has been added to make clear that the expiration requirement does not apply in those cases.

⁵²³ The minimum content of the notice has been updated to clarify which dates that should be included.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

roll, and to the holder of the special use permit for the alcoholic beverage accessory use.

(b) Response by Permit-Holder

Within 60 days of the posting of notice, the property owner or holder of the alcoholic beverage permit shall provide evidence that the sale of alcoholic beverages has resumed, in accordance with subsection (1) below, or shall request an administrative extension, in accordance with subsection (2) below. Failure to respond to the notice in accordance with subsections (1) or (2) below shall be deemed to establish clear intention to abandon the sale of alcoholic beverages on the site, and the alcoholic beverage permit shall be deemed to have expired.

(1) Evidence of Resumption of Sales of Alcoholic Beverages

- (A) Prior to the expiration of the posting period, the property owner or holder of the alcoholic beverage accessory use special use permit shall submit documentation that demonstrates the resumption of sales activity through evidence of ongoing sales activity, the possession of valid state and local licenses, and the continual operation and maintenance of the property or establishment. The following documentation demonstrating resumption of sales activity shall be submitted:
 - (1) A notarized "Resumption of Sales" form identifying the date alcoholic beverages sales resumed;
 - (2) The most current invoices, delivery receipts, and records of payments made to a distributor of alcoholic beverages;
 - (3) Current records of state sales tax payments;
 - (4) Current records of electric usage and consumption, and payment of electricity uses for the property or establishment, if applicable;
 - (5) Current records of water usage and consumption, and payment of water bills for the property or establishment, if applicable;
 - (6) Photographs of the property or establishment that demonstrate compliance with the property maintenance and structural standards in Ch. 19 of the City Code;
 - (7) Copy of a valid and current alcoholic beverage sales license from the state;
 - (8) Copy of a valid and current City business tax receipt; and,
 - (9) Copy of a valid and current occupational license.
- (B) The running of the 60-day posting period shall be tolled while the documentation is under review.
- (C) The Manager shall provide the property owner and holder of the alcoholic beverage permit with a written determination as to whether the sales of alcoholic beverages have resumed. If it is determined that the sales have resumed, the sale of alcoholic beverages may continue

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

in accordance with the alcoholic beverages special use permit or other applicable permit.

(2) Administrative Extension of Posting Period

(A) Initial Extension

Prior to the expiration of the posting period, the property owner or holder of the alcoholic beverage permit may apply for one extension of the posting period for 120 days by submitting to the Manager a notarized application for extension that includes the name and address of the property owner, and a copy of the original special use permit or other approval authorizing sale of alcohol beverages on the site.

(B) Subsequent Extensions⁵²⁴

The Manager may grant up to two additional administrative extensions of the posting period, for a maximum of 180 days for each extension, if the property owner or holder of the alcoholic beverage permit provides documentation that demonstrates an intent not to abandon the sale of alcoholic beverages on the site, including but not limited to the following:

- (1) Active building permits or application for variance or zoning approval;
- (2) Active listing or contract for lease/sale of property and/or business for similar use; or
- (3) Active litigation involving the property and/or business.

(C) Notice Provided in Writing⁵²⁵

After submission of the request for administrative extension, the request shall be reviewed by the Manager within a reasonable period of time. After review, the Manager shall make a determination to either approve, approve with conditions, or deny the request in accordance with the standards in this subsection, and provide the property owner and holder of the permit with a written decision of the determination. If and an administration extension is has been granted, the written decision shall include and the length of the extension.

(c) Request for Voluntary Extension Upon Temporary Cessation of Alcoholic Beverage Sales

- (1) If the sale of alcoholic beverages has not taken place on a property or establishment with a permit for an alcoholic beverages accessory use and the property or establishment has not been posted in accordance with subsection (1) above, a property owner or holder of an alcoholic beverage permit may apply for a voluntary cessation of alcoholic beverage sales, for up to 180 days. The property owner or holder of the alcoholic beverage

⁵²⁴ Limit of two extensions is new and added at staff's request.

⁵²⁵ Written determination requirement is new.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

permit shall submit to the Manager documentation that demonstrates an intent not to abandon the sale of alcoholic beverages on the site, including but not limited to the following:

- (A) Active building permits or application for variance or zoning approval;
 - (B) Active listing or contract for lease/sale of property and/or business for similar use; or
 - (C) Active litigation involving the property and/or business.
- (2) The request for the temporary cessation shall be reviewed by the Manager within a reasonable period of time. After review, the Manager shall make a determination to either approve, approve with conditions, or deny the request in accordance with the standards in this subsection, and provide the property owner and holder of the alcoholic beverage special use permit with a written decision of the determination. If a request for voluntary cessation is granted, the written decision shall also include length of the cessation.
- (3) During the period of voluntary cessation in accordance with subsection (1) above, and as long as the facts supporting the voluntary cessation of alcoholic beverage sales have not changed, the site will not be posted in accordance with subsection (1) above.
- (4) A maximum of two requests for voluntary cessation of alcoholic beverage sales may be made in accordance with subsection (1) above.⁵²⁶

D. Revocation⁵²⁷

The City Council may suspend or revoke a permit granted to sell alcoholic beverages as an accessory or temporary use in accordance with this section and Section 2.5.40, Alcoholic Beverage Sales Permit Revocation or Suspension.

E. Record-Keeping and Reporting⁵²⁸

(1) Applicability

The standards of this section apply to a property owner or the holder of an alcoholic beverage accessory special use permit or a permit to sell alcoholic beverages issued prior to _____ [date of prior approval process], where the permit or permits the sale of alcoholic beverage is one of the following:

- (a) "R" zoning under the LDC established prior to _____ <date when "R" zoning was eliminated> and still in effect;
- (b) "R" special use permit established prior to _____ and still in effect;
- (c) Restaurant—alcohol sales alcoholic beverage accessory use special use permit; or
- (d) Special restaurant alcoholic beverage accessory use special use permit;

⁵²⁶ Limit of two extensions is new and added at staff's request.

⁵²⁷ This references Section 27-318(c) of the current LDC, which will be consolidated with the other administrative procedures in Article 2 of this LDC.

⁵²⁸ This carries forward Section 27-319 of the current LDC with reorganization for clarity.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.3. Standards for All Alcoholic Beverage Accessory and Temporary Uses

(2) Record-Keeping Requirements

The property owner or the holder of an alcoholic beverage license or permit shall keep and maintain separate books and records on the premises from which the alcoholic beverage sales are made, or provide a certified copy of the books and records to the Manager within 10 days of a request to review the books and records. The books and records shall:

- (a) Accurately identify each daily sale of food and each daily sale of alcoholic beverages, using documentation such as but not limited to pre-numbered and dated sale slips, and cash register tapes or machine printouts that date and identify each sale as being for food or alcoholic beverages;
- (b) Reflect the gross sale of food and the gross sale of alcoholic beverages for each calendar year; and,
- (c) Demonstrate that, during each calendar year at least 51 percent of the combined gross sales of the business is attributable to the sale of food.

(3) Reporting Requirements

The property owner or the holder of an alcoholic beverage permit shall, on an annual basis, submit to the Manager a statement that reports the gross sale of food and the gross sale of alcoholic beverages made from the business for the preceding calendar year. The statement shall:

- (a) Be signed by the property owner or the holder of the alcoholic beverage permit (by hand or electronically);
- (b) Be submitted electronically or via hand delivery by January 31, or sent via mail and postmarked by January 31;
- (c) Include a copy of the current commercial insurance audit statement for the business.

(4) Enforcement

Non-compliance with any of the record-keeping and reporting requirements of this subsection E shall be deemed a violation of this LDC and subject to the remedies and penalties in Article 8: Enforcement. In addition, upon making a determination of non-compliance, the Manager shall do both of the following:

- (a) Call for or perform an inspection of the premises; and
- (b) Immediately issue a notice of non-compliance and late fee to the property owner or the holder of an alcoholic beverage license or permit, in accordance with the following:
 - (1) The amount of the late fee shall be \$100 for the first such occurrence in the record-keeping history of the business, and \$500 for each subsequent occurrence.
 - (2) The documentation required in accordance with this subsection and the late fee shall be submitted to the Manager, via hand-delivery or certified mail and postmarked, within 30 days after the original January 31 due date.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

4.4.4 Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses⁵²⁹

A. Bar or Lounge—Alcohol Sales

(1) Only On-Premises Consumption Permitted

Only on-premises consumption of alcoholic beverages is permitted.

(2) Decision Standards

An application for alcoholic beverages sales for a bar or lounge shall be processed as an S-2 special use permit, except as provided in subsection (3) below. All such uses shall comply with the following standards, any of which the City Council may waive if it determines the operation of the bar or lounge with waiver of the standard would be consistent with the general standards that apply to an S-2 special use in Section 2.5.<>:

- (a) The bar or lounge shall not be located within 1,000 feet of any Residential use, Public, Civic, or Institutional use, or another Alcoholic Beverage Sales Area.
- (b) Outdoor amplified sound is prohibited unless the use is within a consolidated development⁵³⁰ with other uses with at least 500,000 square feet or more of gross floor area that is not used for office or Residential uses; and
- (c) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

(3) Alternate Decision Standards in CBD and W-O Districts

- (a) In the CBD district, an application for alcoholic beverage sales for a bar or lounge shall be processed as an S-1 special use permit instead of an S-2 special use permit only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:
 - (1) There will be no amplified sound after 1:00 am;
 - (2) The bar or lounge will be located on a block with no more than two other bar or lounges; and
 - (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
- (b) In the W-O district, an application for alcoholic beverage sales for a bar or lounge shall be processed as an S-1 special use permit instead of an S-2 special use permit only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:
 - (1) There will be no amplified sound after 1:00 am;
 - (2) The bar or lounge will be located on a block with no more than two other bar or lounges, and at least one other use; and

⁵²⁹ This builds on the standards that apply for specific alcoholic beverage accessory uses in Section 27-132 of the current LDC. Each set of standards has been reorganized for clarity to make clearer when an S-1 permit is required and when as S-2 permit is required and assigned to individual alcoholic beverage accessory uses (instead of standards that apply to multiple accessory uses together). In particular, the S-2 permit requirements that apply in Section 27-132 to “Alcoholic beverage sales (all types)” in subsection (c)(2) have been consolidated with the different uses.

⁵³⁰ “Consolidated development” will be defined in a future draft.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

(4) Security Requirements in CBD, CD, and YC Districts

In the CBD, CD, and YC districts, a bar or lounge shall provide security every day it operates, in accordance with the following:⁵³¹

- (a) If there are more than 250 people in the establishment, the bar or lounge shall station off-duty (extra-duty) sworn law enforcement officers outside the establishment. The owner or operator of the bar or lounge shall contact Tampa Police to request the number of officers required to be provided, with a minimum of two. Two abutting bar or lounge establishments may use the same two officers if approved by Tampa Police.
- (b) The bar or lounge shall provide one interior security officer for every 150 people in the establishment.

B. Bowling Alley with 12 or More Lanes

- (1) Only on-premises consumption of alcoholic beverages is permitted.
- (2) The owner or operator of a bowling alley with 12 or more lanes shall have an SBX license from the state.
- (3) An application for alcoholic beverage sales for a bowling alley with 12 or more lanes shall be processed as an S-1 or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the bowling alley with 12 or more lanes shall comply with the following requirements:
 - (1) The sale of alcoholic beverages will be incidental to the bowling alley use;
 - (2) There will be no outdoor amplified sound; and
 - (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
 - (b) All other applications for a bowling alley with 12 or more lanes shall be processed as S-2 special use permits.

C. Craft Distillery—Retail

- (1) Only package sales of alcoholic beverages is permitted.
- (2) The owner or operator of the craft distillery—retail shall have a 1-APS, 2-APS, DD, or ERB license from the state.
- (3) An application for alcoholic beverage sales for a craft distillery—retail shall be processed as an S-1 or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the craft distillery—retail shall comply with the following requirements:

⁵³¹ Section 27-317. Due to challenges with enforcement, staff and the consultant team are continuing to evaluate this standard.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (1) The sale of alcoholic beverages will be incidental to the craft distillery retail use; and
 - (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
- (b) All other applications for a craft distillery—retail shall be processed as S-2 special use permits.

D. Gas Station

- (1) Only package sales of alcoholic beverages is permitted.
- (2) The owner or operator of gas station shall have a 1-APS or 2-APS license form the state.
- (3) An application for alcoholic beverage sales for a gas station shall be processed as an S-1 or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the gas station shall comply with the following requirements:
 - (1) The sale of alcoholic beverages will be incidental to the gas station use; and
 - (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
 - (b) All other applications for a gas station shall be processed as an S-2 special use permit.

E. Hotel with More Than 100 Rooms

- (1) Only on-premises consumption of alcoholic beverages is permitted.
- (2) The owner or operator of a hotel with more than 100 rooms shall have an S license from the state.
- (3) An application for alcoholic beverage sales for a hotel with more than 100 rooms shall be processed as an S-1 special or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the hotel with more than 100 rooms shall comply with the following requirements:
 - (1) The sale of alcoholic beverages will be incidental to the hotel use;
 - (2) There will be no amplified sound; and
 - (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
 - (b) All other applications for hotels with more than 100 rooms shall be processed as S-2 special use permits.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

F. Large Venue⁵³²

- (1) A large venue alcoholic beverage use is permitted only as accessory to the following principal uses listed in the commercial use classification in Table 4.2.2-A: Principal Use Table:⁵³³
 - (a) Reception or event center;
 - (b) Recreation facility, commercial indoor;
 - (c) Recreation facility, commercial outdoor; and
 - (d) Recreation facility, private.
- (2) On-premises and package sales of alcoholic beverages are permitted.
- (3) The application for a alcoholic beverage sales for a large venue that does not include a full kitchen shall include the following items in the application for an S-2 special use permit and on the development site plan. For purposes of this section, “full kitchen” shall mean having commercial grade burners and ovens; refrigeration units of sufficient size and quantity to accommodate the occupancy content of the; grease trap interceptors, and meeting all applicable City, county, and state codes:
 - (a) Proposed hours of operation;
 - (b) In the CBD, CD, and YC districts, a security plan that will be put in place every day the use is operating, in accordance with the following:⁵³⁴
 - (1) If there are more than 250 people in the establishment, the use shall station off-duty (extra-duty) sworn law enforcement officers outside of the establishment. The owner or operator of the use shall contact Tampa Police to request the number of officers required to be provided, with a minimum of two. Two abutting establishments may use the same two officers if approved by Tampa Police.
 - (2) There shall be interior one security officer for every 150 people in the establishment.
 - (c) In the CBD, CD, and YC districts, a noise attenuation plan which addresses how noise will be controlled to comply with the Chapter 14, Article III of the City Code, the City noise ordinance; and
 - (d) A commitment to not make alcoholic beverage sales within a parking or loading area or a parking space.

G. Microbrewery—Retail Sales

- (1) Package sales of alcoholic beverages are permitted.

⁵³² In the use table in the current LDC, large venues are listed as being approved by S-1 or S-2. Table note 5 states that “Requests may process as an administrative special use permit (S-1) only when sales meet the specific use standards in section 27-132(a). If any waivers are needed, the request shall process as an (S-2), per applicable requirements of section 27-132(a) and (b).” However, there are no specific use standards for an S-1 for large venues in Section 27-132 (there are standards for large venue with a “full kitchen” but those are not linked to S-1 approval. Staff and the consultant team will continue to work to identify where an S-1 vs S-2 is required.

⁵³³ The list of large venue is new and is intended to ensure the large venue designation is used only for appropriate principal uses and not for other principal uses such as restaurants. The same list is used for small venues.

⁵³⁴ Section 27-317. Due to challenges with enforcement, staff and the consultant team are continuing to evaluate this standard.

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Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (2) All on-premises consumption of alcoholic beverages on the site shall be in conjunction with a restaurant—alcohol sales or special restaurant alcoholic beverage accessory use on the site.

H. Restaurant—Alcohol Sales⁵³⁵

- (1) Only on-premises consumption of alcoholic beverages is permitted.
- (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

I. Restaurant, Special

- (1) Only on-premises consumption of alcoholic beverages is permitted.
- (2) The owner or operator of a special restaurant shall have a SRX, 1-COP, or 2-COP license from the state.
- (3) An application for alcoholic beverage sales for a special restaurant shall be processed as an S-1 special or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:
 - (1) In the CBD, CD district, YC districts, or West Shore Business Center defined in the Comprehensive Plan, hours of operation will comply with the standards in Ch. 14 of the City Code, and in all other parts of the City, the special restaurant will end alcoholic beverages sales by 11:00 pm between Sunday and Wednesday, and by 1 am between Thursday (Friday morning) and Saturday (Sunday morning).
 - (2) There will be no amplified sound after 1:00 am unless the use is within a consolidated development with at least 500,000 square feet or more of gross floor area that is not used for office or Residential uses; and
 - (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.
 - (b) All other applications for a special restaurant shall be processed as S-2 special use permits.

J. Retail, Convenience—Alcohol Sales

- (1) Only package sales of alcoholic beverages is permitted.
- (2) The owner or operator of a convenience retail use shall have a 1-APS or 2-APS license from the state.
- (3) An application for alcoholic beverage sales for a convenience retail use shall be processed as an S-1 special or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:

⁵³⁵ An S-1 or S-2 special use permit is required for a restaurant alcoholic beverage use in certain districts, but it is not clear when an S-1 permit is required and when an S-2 permit is required. Staff and the consultant team will revise in future drafts.

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Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (1) The sale of alcoholic beverages will be incidental to the convenience retail use; and
- (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

(b) All other applications shall be processed as S-2 special use permits.

K. Retail, General—Alcohol Sales

- (1) Only package sales of alcoholic beverages is permitted.
- (2) The owner or operator of a general retail use shall have a 1-APS, 2-APS, or 3-PS license from the state.
- (3) An application for alcoholic beverage sales for a general retail use shall be processed as an S-1 special or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:
 - (1) The sale of alcoholic beverages will be incidental to the general retail use; and
 - (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

(b) All other applications shall be processed as S-2 special use permits.

L. Retail, Specialty—Alcohol Sales

- (1) Only package sales of alcoholic beverages is permitted.
- (2) The owner or operator of a specialty retail use shall have a 1-APS or 2-APS license from the state.
- (3) An application for alcoholic beverage sales for a specialty retail use shall be processed as an S-1 special or S-2 special use in accordance with the following:
 - (a) An application shall be processed as an S-1 special use only if as a condition of approval it is agreed that the bar or lounge shall comply with the following requirements:
 - (1) The sale of alcoholic beverages will be incidental to the specialty retail use; and
 - (2) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

(b) All other applications shall be processed as S-2 special use permits.

M. Sidewalk Café

- (1) Only consumption of alcoholic beverages on the premises of the sidewalk café, and the establishment that the sidewalk café is associated with, is permitted.
- (2) An application for alcoholic beverage sales for a sidewalk café shall demonstrate all of the following:
 - (a) A right-of-way permit has been issued by the City Mobility Department for a sidewalk café, in accordance with Ch. 22 of the City Code;

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Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (b) The alcoholic beverage classification for the sidewalk café is equal to or less than the alcoholic beverage classification assigned to the establishment adjoining the sidewalk café and shall be limited to on-premises consumption only;
 - (c) Documentation of insurance coverage in accordance with Section 4.4.3B, Insurance Requirements on City-Owned or City-Maintained Land; and
 - (d) The use proposes no amplified sound.
- (3) An S-1 special use permit for a sidewalk café shall be valid for one year or the length of time of the right-of-way permit issued by the City Transportation Division in accordance with Ch. 22 of the City Code, whichever is shorter. The S-1 special use permit may be renewed upon a determination that the sidewalk café use continues to comply with the criteria in subsection (2) above and all other standards in this Section.

N. Small Venue⁵³⁶

- (1) A small venue alcoholic beverage use is permitted only as accessory to the following principal uses listed in the commercial use classification in Table 4.2.2-A: Principal Use Table:
 - (a) Reception or event center;
 - (b) Recreation facility, commercial indoor;
 - (c) Recreation facility, commercial outdoor; and
 - (d) Recreation facility, private.
- (2) On-premises and package sales of alcoholic beverages are permitted.
- (3) The sale of alcoholic beverages within a parking lot or loading area is prohibited.

O. Sports Team⁵³⁷

- (1) The sale of alcoholic beverages for on-premises consumption is permitted.
- (2) An application for alcoholic beverage sales for a sports team use shall be processed as an S-1 special use permit or S-2 special use permit in accordance with the following:
 - (a) An application shall be processed as an S-1 special use permit only if as a condition of approval it is agreed that the sports team shall comply with the following requirements:
 - (1) The applicant is a club or team with membership in a national professional sports league.

⁵³⁶ In the use table in the current LDC, small venues are listed as being approved by S-1 or S-2. Table note 5 states that "Requests may process as an administrative special use permit (S-1) only when sales meet the specific use standards in section 27-132(a). If any waivers are needed, the request shall process as an (S-2), per applicable requirements of section 27-132(a) and (b)." However, there are no specific use standards for an S-1 for small venues in Section 27-132. Staff and the consultant team will continue to work to identify where an S-1 vs S-2 is required.

⁵³⁶ The list of small venues is new and is intended to ensure the small venue designation is used only for appropriate principal uses and not for other principal uses such as restaurants. The same list is used for large venues.

⁵³⁷ The "sports team" alcoholic beverage use is listed in the schedule of permitted uses in Table 4-1 of Section 27-156 of the current LDC but it not listed with the other alcoholic beverage uses. It has been relocated with the other alcoholic beverage accessory uses in the updated LDC.

Article 4: Use Regulations

Section 4.4. Alcoholic Beverage Accessory and Temporary Uses

4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses

- (2) All consumption will take place on facilities located on land that is controlled or owned by a government entity, and that is at least 15 acres in size.
 - (3) Sales will only occur on game or match days that are identified on a schedule that is provided with the application;
 - (4) Sales at will end at 12:00 am;
 - (5) If the application involves land owned or held in public trust by the City, a letter is included consenting to the application from the Mayor;
 - (6) There is documentation of insurance coverage in accordance with Section 4.4.3B, Insurance Requirements on City-Owned or City-Maintained Land; and
 - (7) Security services will be secured and documented in accordance with the security services requirements in Section 28-26(c)(7)a, Essential Event Services, of the City Code. This requirement may not be waived.
- (b) All other applications shall be processed as S-2 special use permits.
 - (c) A special use permit for a sports team alcoholic beverage use shall expire one year after issuance and may not be renewed, provided that an applicant may file a new application for a new approval.

P. Temporary Alcohol Sales

Temporary alcohol sales are permitted only in accordance with the following standards, none of which may be waived by the City:

- (1) The applicant for a temporary alcohol sales special use permit shall be a bona-fide nonprofit or governmental organization.
- (2) Only on-premises consumption is permitted.
- (3) The land on which the temporary alcohol sales take place shall be one of the following:
 - (a) Land that is public right-of-way;
 - (b) Land that is within a nonresidential zoning district; or
 - (c) Land within a residential zoning district on which a legal conforming or legal nonconforming residential use is located.
- (4) The temporary alcohol sales special use permit shall be valid for a maximum of three consecutive days, and there shall be no more than three approvals granted in one calendar year to any one organization.
- (5) Sales of alcoholic beverages shall cease at 12:00 am, except that sales permitted on December 31 shall cease at 2:00 am on the following day (January 1).
- (6) All net profits from sales of alcoholic beverages collected for the temporary alcohol sales use shall be retained by the nonprofit or governmental organization.
- (7) An application for temporary alcohol sales on land owned or held in public trust by the City shall include a letter consenting to the application from the Mayor;
- (8) There is documentation of insurance coverage in accordance with Section 4.4.3B, Insurance Requirements on City-Owned or City-Maintained Land; and

Article 4: Use Regulations**Section 4.4. Alcoholic Beverage Accessory and Temporary Uses****4.4.4. Specific Standards Applicable to Alcoholic Beverage Accessory and Temporary Uses**

- (9) Security services shall be secured and documented in accordance with the security services requirements in Section 28-26(c)(7)a, Essential Event Services, of the City Code.

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.1. General

Section 4.5. Temporary Uses and Structures

4.5.1 General

A. Purpose

The purpose of this section is to authorize the establishment of certain temporary uses and structures, which are uses and structures of a limited duration. This section also identifies the zoning districts in which temporary uses and structures are allowed, identifies what type of permit or review is required to establish them, sets out general standards applicable to all temporary uses and structures, and sets out any special standards applicable to particular temporary uses and structures. This section is intended to ensure that such uses or structures do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

B. Organization of this Section

Table 4.5.2-A: Temporary Use Table, in Section 4.5.2, Temporary Use Table, shows whether a particular type of temporary use or structure is permitted or prohibited within the various zone districts. Section 4.5.3, Standards for All Temporary Uses and Structures, establishes general standards that apply to all allowed temporary uses and structures. Section 4.5.4, Specific Standards for Temporary Uses and Structures, establishes standards that apply to particular types of temporary uses or structures regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this LDC.

4.5.2 Temporary Use Table

A. Organization of Accessory Uses and Structures

The Accessory Use and Structure Table in this subsection lists accessory uses and structures alphabetically.

B. Abbreviations in Accessory Use or Structure Table Cells

- (1) The abbreviations in this subsection apply to Table 4.3.2-A: Accessory Use and Structure Table. Each cell is located at the intersection of a row and a column, which are referenced in each subsection below.

(a) Permitted Use (P)

A “P” under a base zoning district column indicates that the temporary use or structure is permitted by right in the district, subject to any use-specific standards referenced in the right-most column in the row and all other applicable regulations of this LDC.

(b) S-1 Special Use (S1)

An “S1” under a base zoning district column indicates that the temporary use or structure is permitted only upon approval of an S-1 special use permit in accordance with Section 2.5.29, S-1 Special Use Permit, and subject to any use-

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.2. Temporary Use Table

specific standards referenced in the right-most column in the row and all other applicable regulations of this LDC, and subject to any conditions of the S-1 special use permit.

(c) S-2 Special Use (S2)

An “S2” under a base zoning district column indicates that the temporary use or structure is permitted as a temporary use only upon approval of an S-2 special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, and subject to any applicable use-specific standards included in the right-most column in the row, all other applicable provisions of the LDC, and any conditions of the S-2 special use permit approval.

(d) Not Permitted (Blank)

A blank cell under a base or the planned development district column indicates that the temporary use or structure is prohibited in the zoning district.

- (2) If use-specific standards apply to a given accessory use or structure, the far-right column of the table has a section reference that is an active link to the applicable standards for that use or structure.
- (3) Temporary uses are permitted in a PD district only if they are listed in the PD Plan adopted upon establishment of the PD district, in accordance with Section 3.12.2A, Planned Development (PD) Plan.

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Section 4.5. Temporary Uses and Structures

4.5.2. Temporary Use Table

Table 4.5.2-A: Temporary Use Table

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

	Residential				Business					Mixed Use			Ybor City						Seminole Heights						M-AP				
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards
Construction-related building, structure, or use ⁵³⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4A
Farmers market, temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4B
Film production, temporary ⁵³⁹	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1					S1	S1					4.5.4C
Model dwelling unit	P	P	P	P	S1	S1	S1			P	P	P	P	P	P	P		P	P	P	P	P	P	P					4.5.4D
Parking, interim					S1	S1	S1		S1	S1	S1	S1						S2											4.5.4E
Parking, special event					P	P	P		P	P				P	P	P	P	P					P	P					4.5.4F
Parking, temporary construction ⁵⁴⁰	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4G
Portable storage container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4H
Preconstruction sales office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4I
Seasonal sales				S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4J
Special event on private property, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	4.5.4K
Temporary use of an accessory use or accessory structure as a principal dwelling after a catastrophe	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4L

⁵³⁸ Builds on Section 27-153.3.2 and Section 27-43 of the current LDC regarding temporary stockpiles created as part of the construction of a development.

⁵³⁹ Section 27-282.17.

⁵⁴⁰ This carries forward the use “Parking, temporary” in Table 4-1 of the current LDC. It has been added to other districts where it is not listed (e.g., CBD), and made a temporary use permit instead of an SU1 permit. Section 27-132 includes standards for “Parking lots, temporary” which contemplate the use of the lot during construction of a principal use on the site. Therefore, this use has been renamed “Parking, temporary construction.”

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.2. Temporary Use Table

Table 4.5.2-A: Temporary Use Table

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

	Residential				Business					Mixed Use			Ybor City						Seminole Heights								M-AP				
Zoning Districts Use Classification/ Category/Type	RSE	RSS	RSU	RMF	CN	CG	OP	PP	IN	MU-N	MU-C	MU-R	YC-R	YC-GC	YC-CC	YC-CR	YC-HC	YC-MU	SH-R	SH-MF	SH-CN	SH-C	CBD	CD	M-AP-1	M-AP-2	M-AP-3	M-AP-4	Use-Specific Standards		
Tent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.5.4M		
Vendor																													4.5.4N		
Vendor, Annual ^{F41}					S1	S1			S1	S1											S1	S1	S1						4.5.4N, 4.5.4N(3)		
Vendor, Special Event					S1	S1	S1		S1	S1											S1	S1	S1						4.5.4N, 4.5.4N(4)		
Vendor, Sports and Entertainment					S1	S1	S1		S1	S1											S1	S1	S1						4.5.4N, 4.5.4N(5)		
Vendor, Temporary					S1	S1	S1		S1	S1											S1	S1	S1						4.5.4N, 4.5.4N(6)		
Vendor, Ybor City Historic District														S1	S1	S1	S1	S1											4.5.4N, 4.5.4N(7)		

⁵⁴¹ Currently permitted in the SH-CN, SH-CG and SH-CI districts with an S1 permit but not permitted in the SH-RO district.

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.3. Standards for All Temporary Uses and Structures

4.5.3 Standards for All Temporary Uses and Structures⁵⁴²

Unless otherwise specified in this LDC, all temporary uses and structures shall:

- A. Obtain any other applicable City, state, or federal permits;
- B. Be compatible with the principal uses taking place on the site;
- C. Not include permanent alterations to the site;
- D. Not interfere with the normal operations of any permanent use located on the property;
- E. Not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare;
- F. Not have adverse health, safety, noise, or nuisance impacts on any adjoining permanent uses or nearby residential neighborhoods;
- G. Not involve the retail sales or display of goods, products, or services within a public right-of-way, except as part of a City-authorized event;
- H. Not violate the applicable conditions of approval that apply to the site or a use on the site; and
- I. Be located on a site containing sufficient land area to allow the temporary use or structure to occur and accommodate associated pedestrian, parking, and traffic movement without adversely impacting surrounding lands, public facilities, and environmentally sensitive lands.

4.5.4 Specific Standards for Temporary Uses and Structures

A. Construction-Related Building, Structure, or Use⁵⁴³

- (1) A temporary construction-related building, structure, or use shall not be moved onto a project site prior to the issuance of a site or building permit or until construction or development of the site by a licensed contractor is actively underway.
- (2) A temporary construction-related building, structure, or use shall be removed immediately after either the expiration of a building permit or the issuance of the final certificate of occupancy for the building or completed development, whichever comes first, and the site of the temporary structure shall be returned to its original condition or better.
- (3) A temporary construction-related building, structure, or use may be placed on a site other than the site with the site or building purpose that the building, structure, or use services if site constraints make it infeasible to locate the building, structure, or use on the construction site, and the following apply:
 - (a) The zoning district of the proposed structure's location is the same as or allows more intensive uses than the zoning district of the site being served; and
 - (b) A site plan is submitted to the Manager showing:
 - (1) The proposed location of the temporary structure;
 - (2) Legal description of property;

⁵⁴² New basic standards for all temporary uses and structures.

⁵⁴³ Section 27-282.

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

- (3) A minimum of two temporary off-street parking spaces which comply with the standards in Section 5.2, Off-Street Parking and Loading Standards, except for any requiring hard surfacing of the parking spaces;
- (4) A six-foot high solid fence placed along each property line where the adjacent district is residential; and
- (5) How the temporary use will not disrupt the operation or make nonconforming any existing uses on the property.

B. Farmers Market, Temporary⁵⁴⁴

A farmers market located on private property shall:

- (1) Be on a lot at least two acres in size.
- (2) Operate only with written permission from the owner of the property on which it is located.
- (3) Operate for no more than 50 days in any one calendar year.
- (4) Be open only during daylight hours.
- (5) Provide adequate ingress, egress, and off-street parking areas. Vehicular access to the subject property shall not be by means of streets internal to subdivisions or neighborhoods that are primarily used for accessing single-family detached dwellings.
- (6) Limit sales to the retail sale of agriculture, aquaculture, and horticulture products produced by the vendor, including the sale of products made by the vendor from such products (e.g., baked goods, jams and jellies, juices, and cheeses) and incidental sales of crafts or similar home-made products made by the vendor.
- (7) Not display or store items for sale within customer pathways.
- (8) Shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.
- (9) Shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

C. Film Production, Temporary⁵⁴⁵

Temporary film production activities in the City shall comply with the following:

- (1) The person or entity conducting temporary film production activities within the City shall obtain a permit for the activity from the Tampa/Hillsborough Film Commission and provide the permit to the Manager. The permit shall include, at a minimum, the following information: the name, address, and telephone number of the film production company and its client, the type of production, the shooting dates and estimated total production days, the locations at which filming will occur, any City personnel or equipment being requested, and a hold harmless/indemnity agreement consistent with subsection (3) below.

⁵⁴⁴ New standards for a new use.

⁵⁴⁵ Section 27-282.17.

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Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

- (2) The person or entity conducting temporary film production activities shall provide the City a certificate of insurance in the minimum amount of \$1,000,000 naming the City as an additional insured. Copies of the certificate must be provided to the City and the Tampa/Hillsborough Film Commission before filming may begin.
- (3) A person or entity conducting temporary film production activities within the City shall assume all risk and be solely responsible for damage or injury to property or persons and hold harmless the city, its officers and employees from any and all claims, suits, losses, damages or injury to person(s) or property.
- (4) Any person or entity intending to conduct temporary film production activities upon City right-of-way, and/or intending to close a street or sidewalk in order to conduct such activity thereon, shall obtain from the City transportation department⁵⁴⁶ all applicable permits required by Chapters 22 and 25 prior to commencing the activity
- (5) The person or entity conducting temporary film production activities shall post at the location or site, in a conspicuous place on or near the front of the site, a sign no smaller than 18 by 24 inches. The information posted on the sign shall include, but not be limited to, the estimated dates of film production that will take place at that location, and the name and telephone number of a representative of the film production company to be contacted in case of emergency. The sign shall be posted at least two days prior to the date on which filming will begin and shall remain in place for the duration of the filming at that location.
- (6) In those instances in which film production activities will result in limited access to a street, the person or entity conducting such activity shall provide to all property owners/residents on that street placards to be placed in the windshield of their motor vehicles. The placards shall identify them as property owners/residents of that street in order to allow them to obtain access to their property.
- (7) Adequate sanitary and other required health facilities shall exist, or will be made available, in or adjacent to the production activity area.
- (8) The conduct of the temporary film production activities shall not result in noise of a level that would violate the provisions of the City Code, or that would be otherwise inappropriate for the areas surrounding the production activity.
- (9) The City shall be entitled to recover reasonably estimated expenses for extraordinary services rendered in connection with the production activity, which costs shall include, but not be limited to, charges for personnel and/or equipment provided in support of the production which are outside the scope of normal governmental services. The City shall base its estimate of such costs on the information contained in the permit application submitted to the Tampa/Hillsborough Film Commission and consultations as may take place between the applicant and the appropriate city officials. The City shall provide an estimate of these costs to the permit applicant and may require prepayment of all or a portion of these costs prior to the commencement of the film production. At the conclusion of the production, expenses below or in excess of the estimates will be refunded by the City or paid by the applicant, respectively.

⁵⁴⁶ Is this the correct name?

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

(10) Nothing in this section shall be interpreted to require a permit for:

- (a) Individuals filming or video taping only for their own personal or family use;
- (b) Employees of print or electronic news media when filming on-going news events; or
- (c) Students and faculty filming exclusively for educational purposes.

D. Model Dwelling Unit⁵⁴⁷

Model dwelling units are allowed as temporary uses during construction of Residential uses in accordance with the following:

- (1) Each model dwelling unit shall comply with all setback requirements.
- (2) Signs shall not be illuminated after 9:30 p.m.
- (3) A model dwelling unit shall not be used for any business activity later than 9:30 p.m.
- (4) The model dwelling unit shall comply with the Building Code and the City Code.
- (5) At least one model dwelling unit is allowed in a residential subdivision. The maximum number of model dwelling units in a residential subdivision is 15 or 15 percent of the number of lots or units in a plat, whichever is less.
- (6) A subdivision with three or fewer model dwelling units shall provide two parking spaces per unit, each of which can be accessed independently. A subdivision with four or more model dwelling units shall provide an off-street parking lot within 300 feet of the sales office with one more parking space than the number of model homes. The parking area is not required to be surfaced in accordance with the standards in Section 5.2.<>, Off-Street Parking Requirements, but shall be surfaced with suitable temporary material.
- (7) A model dwelling unit shall not be used as a means to sell similar units located elsewhere in the city.
- (8) A model dwelling unit shall be discontinued when the residential development it supports has been fully sold, and shall be removed or converted into a dwelling within 30 days after the sale of the last home for sale in the development.

E. Parking, Interim⁵⁴⁸

An interim parking use in a district where the use requires a special use permit shall comply with the following:

(1) Purpose

The purpose of interim parking lots is to assist in providing needed levels of parking service to the City. This use is permitted for a limited time as an adaptive reuse of a vacant lot. The approval for interim parking may not exceed five years at any location, with the possibility of a one-time extension for up to one year, except as provided in subsection (3) below.

⁵⁴⁷ Section 27-282.2(a) and Section 27-153.3(a) and (c). The current LDC allows model dwelling units to be erected anywhere else in the city, even where Residential uses are prohibited, for the purpose of display homes made available for sale elsewhere in the City. In this draft, the use is only permitted in areas where residential uses are being constructed.

⁵⁴⁸ Section 27-283.13(a). Standards regarding wheel stops will be consolidated with the general off-street parking standards in Section 5.2, Off-Street Parking and Loading Standards.

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Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

(2) General Standards

- (a) The standards regarding parking aisle layout, traffic lanes, ingress/egress to the surrounding roadway network, and perimeter buffering in Section 5.2, Off-Street Parking and Loading Standards, shall apply to interim parking lots. The City shall review the parking request for compatibility with the City's maintenance of traffic plan to assess the impact on the surrounding street network and may impose conditions or require a traffic study to assure compatibility.
- (b) Any driveway access (apron) located in the public right-of-way shall be paved in accordance with the standards in Section 5.2.<> and the Transportation Technical Manual to preserve the edge of the roadway and protect it from erosion or damage.
- (c) Interim parking lots shall set aside a level surface area along portions of the site abutting public rights-of-way that do not include sidewalks to accommodate the safe passage of pedestrians off-site, as approved by the City, in accordance with commonly accepted traffic engineering practices subject. The level surface area shall be ten feet in width and located along the edge of the curb or road surface and may be required to be extended into the private property if sufficient right-of-way is not available. The City Transportation Engineer may allow a reduction of the ten-foot width if it is determined that adequate pedestrian safety would be provided by a narrower area.
- (d) Parking spaces shall be delineated with bumper stops or methods approved by the City Transportation Engineer.⁵⁴⁹
- (e) Interim parking lots are not required to be paved, but the surface shall be level and suitable for the quantity and frequency of traffic expected to use it. The lot shall be maintained in good condition, with a level and flat surface free from tripping hazards, areas of discontinuity of surface, or other potential safety hazards. Conditions which shall be avoided shall include, and not be limited to, erosion problems (including irrigation blowouts, rain washouts, etc.), silting of streets, dust, overgrowth and the accumulation of litter and debris. If paved, interim parking lots shall meet the standards for surfacing in Section 5.2, Off-Street Parking and Loading Standards.
- (f) Unpaved interim parking lots are not required to meet the landscaping and buffering requirements for vehicular use areas in Section 5.2, Off-Street Parking and Loading Standards. However, the interim parking lot shall include a perimeter buffer with a five-foot wide break in the perimeter landscape to accommodate a pedestrian pathway to the right-of-way. One break shall be provided every 100 linear feet along the public right-of-way. All landscaped materials in the buffer shall be irrigated. Existing protected trees on a permitted interim lot shall be protected in accordance with Section 5.4, Tree Protection Standards. No trees shall be removed. An alternate landscape plan may be

⁵⁴⁹ This section referenced PKG-Graphic 3. New graphics will be developed during preparation of updated off-street parking standards.

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Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

approved by the Development Coordination Manager in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.⁵⁵⁰ The perimeter shall comply with one of the following width and planting standards:

- (1) A buffer 18 inches in width with a decorative fence three feet in height, planted with vines a minimum of six feet on center. Trees shall be planted every 40 feet on center with a planting area at least five feet by feet in width. Wheel stops shall be placed at least two feet from the edge of the buffer.⁵⁵¹
 - (2) A buffer three feet in width planted with shrub hedges. Trees shall be planted every 40 feet on center with a planting area at least five feet by feet in width. Wheel stops shall be placed at least two feet from the edge of the buffer.
 - (3) A buffer five feet in width planted with shrubs, with trees planted every 40 feet on center. Wheel stops shall be placed at the edge of pavement.
- (g) No sales, dead storage, repair, dismantling and service of motor vehicles shall take place on the interim parking lot.
 - (h) Parking for disabled persons shall be provided in accordance with Sections 316.1955 and 316.1956, Fla Stat.
 - (i) Turf areas shall be mowed to a maximum height of eight inches. Irrigation systems shall maintain a 98 percent operational status and be controlled by an automatic timer with a rain shutoff mechanism. Trees and shrubs shall be maintained in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.
 - (j) Interim parking lots may be used for special event parking provided a sign is prominently displayed during each event. The sign copy area shall measure at least 18 by 24 inches but no more than four square feet, shall be posted on private property at each entrance, and shall state the cost of parking in the lot.
 - (k) All permitted interim parking lot operators shall utilize the services of wreckers who have obtained a certificate of eligibility from the County Public Transportation Commission for any nonconsensual towing from the lot.

(3) Standards in YC-MU

In addition to the standards in subsection (2) above, interim parking in the YC-MU district shall comply with the following:

- (a) The interim parking lot shall be landscaped and screened in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.
- (b) To ensure compatibility with nearby Residential uses, an S-2 special use permit may include conditions relating to hours of operation and the duration of the use as an interim parking lot, not to exceed five years.

⁵⁵⁰ This replaces a reference to specific alternative landscape plan standards to the general alternative landscape plan standards in the updated LDC.

⁵⁵¹ Tree standards will be identified when Section 5.3, Landscaping Buffering, and Screening Standards, is drafted as part of Installment 3.

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Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

F. Parking, Special Event⁵⁵²

Temporary parking lots for special events shall comply with the following:

(1) Purpose

The purpose of temporary special event parking is to accommodate short-term parking needs caused by the limited land available for parking and the irregular but frequent occurrence of special events. The intent of these standards is to ensure that temporary special event parking is limited to use during special events, are well-designed, and to mitigate the impacts to the public health, safety, or welfare on nearby lands.

(2) Permit Required

The permit for a temporary special event lot shall be valid for a maximum of two weeks, and may be renewed for additional two-week terms. In addition to the requirements for a S-1 special use permit, the City may require that the applicant prepare a traffic study to evaluate the use's impact on the surrounding street network and to ensure compatibility.

(3) General Standards

- (a) Temporary special event parking lots shall only be used in conjunction with special events, and the lots shall be secured when not in use.
- (b) Temporary special event parking lots are not required to comply with the standards in Section 5.2, Off-Street Parking and Loading Standards or Section 5.3, Landscaping, Buffering, and Screening Standards.
- (c) The vehicular access to special event parking lots shall be through an improved driveway access that does not cause damage to existing sidewalks or curbs. Any damaged sidewalks or curbs shall be immediately secured to limit access and repaired within two weeks after the damage occurs.
- (d) Temporary special event parking lots shall set aside a level surface area along portions of the site abutting public rights-of-way that do not include sidewalks to accommodate the safe passage of pedestrians off-site, as approved by the City, in accordance with commonly accepted traffic engineering practices subject. The level surface area shall be ten feet in width and located along the edge of the curb or road surface and may be required to be extended into the private property if sufficient right-of-way is not available. The City Transportation Engineer may allow a reduction of the ten-foot width if it is determined that adequate pedestrian safety would be provided by a narrower area.
- (e) Parking for disabled persons shall be provided in accordance with Sections 316.1955 and 316.1956, Fla Stat.
- (f) Temporary special event parking lots are not required to be paved. The surface shall be level and suitable for the quantity and frequency of traffic expected to use it. The lot shall be maintained in good condition, with a level and flat

⁵⁵² Section 27-283.13(b).

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4.5.4. Specific Standards for Temporary Uses and Structures

surface free from tripping hazards, areas of discontinuity of surface, or other potential safety hazards. Conditions which shall be avoided shall include, and not be limited to, erosion problems (including irrigation blowouts, rain washouts, etc.), silting of streets, dust, overgrowth and the accumulation of litter and debris.

- (g) During each event, the lot shall display:
 - (1) The temporary special event parking permit; and
 - (2) A sign at each entrance, with copy area at least 18 by 24 inches but no more than four square feet, that states the cost of parking in the lot.
- (h) All permitted temporary special event parking lot shall utilize the services of wreckers who have obtained a certificate of eligibility from the County Public Transportation Commission for any nonconsensual towing from the lot.

G. Parking, Temporary Construction⁵⁵³

Temporary construction parking is permitted during construction of a structure or development on the site or on nearby land, in accordance with the following:

- (1) Temporary construction parking lots are not required to comply with the standards in Section 5.2, Off-Street Parking and Loading Standards or Section 5.3, Landscaping, Buffering, and Screening Standards, However, safe vehicular and pedestrian access to and from the site, and safe pedestrian and vehicular circulation within the site shall be provided, subject to approval by the Director of Public Works. Stormwater managment and dust control shall comply with City technical standards.
- (2) Lighting shall comply with the standards in Section 5.5, Exterior Lighting Standards and shall be arranged so that no illumination falls outside the limits of the lot.
- (3) A temporary parking lot shall be screened from any lot with a Residential use by a solid wood fence between six and eight feet in height.
- (4) The lot shall be restored to its condition prior to the commencement of use as a parking lot within 30 days after either (1) the expiration of the building permit for the structure the lot is supporting or (2) the issuance of the final certificate of occupancy for the structure or development. To ensure restoration, before commencing the temporary construction parking use the applicant shall provide the City a performance guarantee approved by the City Attorney in an amount determined adequate by the Building Official to ensure the removal of the lot and restoration of the lands.

H. Portable Storage Container⁵⁵⁴

A portable storage container shall comply with the following standards:

- (1) Storage containers shall not exceed 160 square feet in floor area or be taller than eight feet.

⁵⁵³ Section 27-132 and adds a timed deadline for removal and restoration of the lot.

⁵⁵⁴ New standards.

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4.5.4. Specific Standards for Temporary Uses and Structures

- (2) Containers shall be located within an improved driveway, parking, or loading area. In cases where the driveway, parking, or loading area extends behind the front façade of a building, the container shall be placed behind the front façade.
- (3) In cases where improved driveways, parking, or loading areas are not present, containers shall be located so as to minimize their visibility from streets or adjacent residential areas, to the maximum extent practicable.
- (4) Except for storage containers located on construction sites, storage containers shall not be located on an individual parcel or site for more than 30 consecutive days per site per occurrence. The time period may be extended for a maximum period of 30 days if a written request for an extension is submitted to the Manager prior to the expiration of the initial 30 days.
- (5) Storage containers may be placed on a residential site a maximum of two occurrences per year, per unit.
- (6) A minimum period of six months is required between the removal of a storage container from a nonresidential site and the subsequent placement of a storage container on the site.

I. Preconstruction Sales Office⁵⁵⁵

A preconstruction sales office structure is permitted in accordance with the following:

- (1) The maximum height of the structure is one story.
- (2) The structure shall comply with all setback requirements.
- (3) All driveways and off-street parking facilities shall be consistent with the driveways and off-street parking facilities being developed for the permanent multifamily structure, and no additional driveways or parking facilities are permitted.
- (4) The structure shall comply with the Building Code and the City Code.
- (5) The structure shall be removed within six months of the date a building permit is issued for the structure or the completion of the multifamily structure that the office is supporting, whichever is later.
- (6) If the structure is not removed or demolished by the owner or other parties in interest in accordance with this section, the City, acting through the Building Official, is authorized to vacate, demolish or remove, either with City forces or by independent contractor submitting the lowest and best bid, any such building or structure. The City shall assess the entire cost of such vacation, demolition, or removal against the owner or other parties in interest.

J. Seasonal Sales⁵⁵⁶

Seasonal sales shall comply with the following:

- (1) The display/sales area shall be located at least 25 feet from any lot line.
- (2) Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

⁵⁵⁵ Section 27-282.2(b)

⁵⁵⁶ New standards for a new use.

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4.5.4. Specific Standards for Temporary Uses and Structures

- (3) Off-street parking shall be adequate to accommodate the proposed sale of products.
- (4) Seasonal sales shall take place for no more than 45 consecutive days.

K. Special Event on Private Property, Temporary⁵⁵⁷

- (1) No more than four special events per year are allowed on an individual property.
- (2) The maximum duration for a specific event is 14 days.
- (3) All tents or outdoor exhibits/displays shall comply with the minimum setbacks of the zoning district in which the special event is located, and a site plan shall be submitted to the Manager demonstrating compliance.
- (4) Adequate bathroom facilities shall be provided.
- (5) Off-street parking shall be provided within two miles of the site of the temporary special event, except the required distance is five miles if the temporary special event is located within one mile of a City-sponsored (or co-sponsored) special event.
- (6) The applicant for a temporary special event shall submit to the City Engineer a parking plan that includes the following information:
 - (a) The total number of required parking spaces for the event, in accordance with Section 5.2.<>, Minimum Off-Street Parking Requirements;
 - (b) An explanation of how required parking will be provided and managed, to include the following, as applicable:
 - (1) A detailed narrative that describes how, and by what means, on- and off-site parking for event attendees, workers, and deliveries will be provided and managed, prior to, during, and after the end of the event;
 - (2) Documentation, in the form of a sworn statement (or legal equivalent) between the special event applicant/agent and a property owner/agent, that demonstrates authorization to use the owner's off-site parking, for the special event; and
 - (3) Documentation, in the form of an executed contract/agreement (or legal equivalent) between the special event applicant/agent and a licensed transportation service, that demonstrates the special event applicant's intent to use the licensed transportation service to transport.
 - (c) A graphic plan/high resolution aerial map (drawn or printed to scale) that clearly and legibly depicts the following:
 - (1) Parking layout and number of provided spaces. This applies to vehicle, bicycle, bus, delivery/loading, and any other spaces to be used as, and counted towards, meeting the required number of parking spaces (including on and/or off-site parking, as applicable);
 - (2) For use of any off-site parking located within one-half (½) mile from the special event site, at least one pedestrian path that provides a safe, ADA and publicly accessible pathway, to a public entrance of the subject special

⁵⁵⁷ Section 27-282.16, with some updates for clarity.

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4.5.4. Specific Standards for Temporary Uses and Structures

event, measured along the pathway. For private events, the pathway shall be shown to an entrance designated for attendees or guests of the event.⁵⁵⁸

- (d) When the temporary special event is located within one mile of a City-sponsored (or co-sponsored) special event), valet service shall be provided for the use of any off-site parking more than one-half (½) mile from the special event site or that does not provide a pedestrian path in accordance with subsection (c)(2) above. A valet permit shall be obtained through the right-of-way permit process in Chapter 22 of the City Code.
- (7) The site of the temporary special event shall be cleared of all trash and debris immediately following the end of the special event.

L. Temporary Use of an Accessory Use or Accessory Structure as a Principal Dwelling after a Catastrophe⁵⁵⁹

An existing structure that is accessory to an existing principal dwelling that has been damaged or destroyed by a fire, hurricane, or other physical catastrophe may be temporarily used as the principal dwelling on the lot while the damaged or destroyed principal dwelling is being repaired or reconstructed, provided it complies with the following standards:

- (1) The building or inhabited part shall meet all applicable building, health, and other regulations for a habitable dwelling.
- (2) The building complies with any additional standards set forth in a Declaration of Emergency issued by authorized officials in response to the catastrophe.
- (3) The building is removed or converted to an authorized accessory use within 30 days after issuance of the certificate of occupancy for the permanent principal dwelling. In no case shall the building be used as the principal dwelling for more than two years unless authorized by a longer time period set forth in a Declaration of Emergency issued by authorized officials in response to the catastrophe.

M. Tent⁵⁶⁰

Tents are permitted to be erected and used on a site in conjunction with allowed principal, accessory, or temporary uses, in accordance with the following.

(1) General Standards That Apply to All Tents

- (a) One tent is permitted on a zoning lot with an existing approved principal structure, except that multiple tents may be permitted in conjunction with a major festival when the Fire Marshal has issued an approved assembly permit for the zoning lot.⁵⁶¹ If a Fire Marshal permit is required, all needed approvals from

⁵⁵⁸ Updated to require the off-site parking to be accessible using an ADA-compliant path that where the path is within ½ mile of the special event, not the straight-line distance.

⁵⁵⁹ New standards for a new use.

⁵⁶⁰ Section 27-290.8 with reorganization for clarity and conciseness. The regulations allow tents on public rights-of-way and in city parks in certain circumstances. The use of public land is typically not addressed in LDCs and has not been carried forward.

⁵⁶¹ Is there a definition for a “major festival”?

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4.5.4. Specific Standards for Temporary Uses and Structures

other City departments shall be obtained prior to the issuance of the Fire Marshal permit.

- (b) Tents shall comply with the minimum setback requirements of the underlying zoning district.
- (c) Tents may not block access to any required parking spaces, impede the safe passage of any vehicle in a parking lot, or obstruct a sidewalk or pedestrian walkway.⁵⁶²
- (d) All tent installations shall comply with the latest edition of the applicable Fire Safety Codes.
- (e) All electrical, plumbing, or mechanical installations shall be permitted through the applicable City departments.

(2) Tents with 100 Square Feet or Less of Covered Area

Tents that cover 100 square feet or less of area may be erected for no more than 30 nonconsecutive days during any twelve-month period.

(3) Tents with More than 100 Square Feet of Covered Area

Tents that cover more 100 square feet of area shall comply with the following:

- (a) A tent with an occupancy capacity of 100 or more persons shall not be erected until the Fire Marshal has issued an occupancy permit. The applicant shall submit documentation of seating and table arrangements for review and approval by the Fire Marshal.
- (b) A tent may be erected for no more than 120 nonconsecutive days during any twelve-month period, with at least a 30 day hiatus for every 60 consecutive days that a tent remains erected, except that in a nonresidential district the City may approve a permit for up to one year, renewable for one-year periods, if the tent is attached to the ground and maintained free from excessive wear, and the applicant demonstrates that:
 - (1) The use of a tent is shown to be integral to the type of business proposed.
 - (2) There is no signage or advertising on the tent.
- (c) The application for a tent that is proposed to be used for more than five days shall include a site plan that demonstrates the following:
 - (1) There is adequate parking on the site for the proposed use and the parking lot meets the standards in Section 5.2, Off-Street Parking and Loading Standards, except that on an undeveloped lot the parking surface is not required to be paved provided the lot is surfaced in a manner appropriate for its anticipated usage, and that a level and flat surface free from tripping hazards and other potential safety hazards will be maintained.
 - (2) The site will provide safe ingress and egress to the site without damaging existing sidewalks or curbs.

⁵⁶² In the current LDC, this standard applies only to tents with less than 100 square feet of covered area. The prohibition on obstructing sidewalks or pedestrian walkways is new.

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4.5.4. Specific Standards for Temporary Uses and Structures

- (3) The site will include adequate restroom facilities, or have a written agreement that allows access to restroom facilities within 250 feet of the tent site.

N. Vendor⁵⁶³

(1) Applicability

The standards in this section apply to vendors located on private property. Vendors located in City parks and on Franklin Street right-of-way within the CBD district are approved by the Parks Department and shall comply with the regulations in Chapter 16 of the City Code. Vendors located in public rights-of-way and authorized by an event sponsor shall comply with the special event regulations in Chapter 25 of the City Code.

(2) General Standards⁵⁶⁴

All vendors shall comply with applicable requirements of this LDC and the City Code and shall comply with the following:

- (a) A vendor shall not interfere with off-street parking or loading required in accordance with Section 5.2, Off-Street Parking and Loading Standards, or access to required off-street parking serving the principal use on the site.
- (b) A vendor shall not interfere with landscaping required in accordance with Section 5.3, Landscaping, Buffering, and Screening Standards.
- (c) A vendor is not required to provide off-street vehicular parking.
- (d) A vendor shall not interfere with required stormwater improvements.
- (e) Any goods sold shall be those legally permitted to be sold under City, county, state, or federal law.
- (f) No vending operation may sell or distribute glass containers.

(3) Annual Vendor

An annual vendor is permitted on property used for nonresidential purposes, in accordance with the following:

(a) Application and Permit

- (1) An application for a vendor proposing to sell food shall acquire all permits and licenses required by the state and County and include them with an application for an S-1 special use permit.
- (2) A permit is valid for one year and may be renewed for additional one-year periods.

(b) Authorization

The vendor shall provide a sworn statement from the property owner on a form provided by the City indicating that the vendor has permission to vend on that site, and that states the following:

⁵⁶³ Section 27-132. Standards have been significantly reorganized with changes as noted below.

⁵⁶⁴ The prohibition on the sale and distribution of glass containers applies to all vending operations and therefore has been made a general vending standard.

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4.5.4. Specific Standards for Temporary Uses and Structures

- (1) The property owner will allow the vendor and vendor's patrons access to bathroom facilities on the subject property, when available;
- (2) The property owner understands the vendor is required to comply with all local, state, and federal regulations and laws regarding to the property owner's specific business;
- (3) The property owner understands the regulations governing vendors and will be held responsible, along with the vendor, for any violations of this LDC or the City Code; and
- (4) The property owner will continuously maintain the property in a neat, clean, and orderly manner.

(c) Number of Vendors

Only one annual vendor is permitted on a zoning lot.

(d) Lot Standards

- (1) An annual vendor is only permitted on a lot that complies with the minimum lot size and dimensional requirements for the district, and that is adjacent to a principal arterial or minor arterial, but not including streets or street segments adjacent to or within a local historic district.⁵⁶⁵
- (2) The vendor shall comply with the minimum setbacks for the lot.

(e) General Standards

- (1) The vending sales area may use up to two parking spaces or 600 square feet in area, whichever is greater, provided that the number of off-street vehicular parking spaces continues to comply with the requirements in Section 5.2.<>, Minimum Off-Street Parking Requirements.
- (2) One sign with up to 12 square feet in sign area is permitted.
- (3) All waste and refuse shall be removed from the vending area and placed in an appropriate waste or refuse container on the lot at the end of day the vendor operates.

(f) Hours of Operation

A vendor may operate between dawn and dusk only. All vending equipment and supplies shall be removed from lots with less than one-half (0.5) acre of land at the end of each day, and may be secured on lots with one-half (0.5) acre of land or more.

(g) Design⁵⁶⁶

Vending carts or structures shall not exceed 10 feet in width, 20 feet in length, or eight feet in height, and shall comply with the following:

⁵⁶⁵ Carried forward. Following discussions with staff, we have simplified this section to allow annual vendors on all principal or minor arterials, and removed the general list of what was primarily principal and minor arterials. This change allows generally more annual vendors throughout the city and removes the permission for annual vendors to operate on Maritime Boulevard, which is a local road.

⁵⁶⁶ In the current LDC, the vending standards are structured such that the design standards only apply to annual vendors. That has been carried forward here.

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4.5.4. Specific Standards for Temporary Uses and Structures

- (1) Any umbrellas or coverings shall not extend more than two feet beyond the outer edge or in height of the vendor cart or structure;
- (2) Fender covers shall be used with rubber tires;
- (3) The trailer hitch shall be concealed during vending operations and when the trailer is parked or stored in a zoning district where outdoor storage is permitted; and
- (4) Any exterior lighting on a cart or structure shall be steady, not flashing, and shall be concealed or use another method of indirect lighting.

(4) Special Event Vendor

(a) Applicability

This subsection applies to vendors on private property operating on private property adjacent to rights-of-way that are closed during a special event or festival sanctioned by City Council in accordance with a parade, block party, or road festival permit.

(b) General Standards

Vending is permitted in accordance with the parade, block party, or road festival permit and the following:

- (1) The vending operation shall not impede the safe flow of people and vehicles adjacent to the site.
- (2) The vendor shall obtain all applicable City, county, and state licenses and permits and, if applicable, an event authorization tag issued by the event sponsor, and shall display all such licenses, permits, and tags in plain view.
- (3) The vendor shall clear the vendor site of all litter and debris after use.
- (4) A vendor may operate only during the event hours, may prepare the site up to two hours before the special event, and shall clear the property no more than one hour after the end of the event.

(5) Sports and Entertainment Vendor

(a) Applicability⁵⁶⁷

This subsection applies to vendors on private property operating during events held in the following locations in association with events taking place at the St. Pete Times Forum, Raymond James Stadium, or Legends Field:

(1) Events at Amalie Arena

During events taking place at Amalie Arena, vending operations may take place in the area bounded on the north by Burien Street, on the west by Florida Avenue, on the south by St. Pete Times Forum Drive, and on the east by Meridian Street. See Figure 4.5.4-A: Vending Area for Events at Amalie Arena.

⁵⁶⁷ Updates arena names. Future drafts may include a map.

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Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

Figure 4.5.4-A: Vending Area for Events at Amalie Arena

[Graphic to be developed]

(2) Events at Raymond James Stadium

During events taking place at the St. Pete Times Forum, vending operations may take place in the area bounded on the north by Hillsborough Avenue, on the west by Lots Avenue, on the south by I-275, and on the east by the Hillsborough River. See Figure 4.5.4-B: Vending Area for Events at Raymond James Stadium.

Figure 4.5.4-B: Vending Area for Events at Raymond James Stadium

[Graphic to be developed]

(3) Events at George M. Steinbrenner Field

During events taking place at the George M. Steinbrenner Field, vending operations may take place in the area bounded on the north by Cayuga Avenue, on the west by Lois Avenue, on the south by Tampa Bay Boulevard, and on the east by Himes Avenue. See Figure 4.5.4-C: Vending Area for Events at George M. Steinbrenner Field.

Figure 4.5.4-C: Vending Area for Events at George M. Steinbrenner Field

[Graphic to be developed]

(b) Authorization

The vendor shall provide a sworn statement from the property owner on a form provided by the City indicating that the vendor has permission to vend on that site, and that states the following:

- (1) The property owner understands the vendor is required to comply with all local, state, and federal regulations and laws regarding to the property owner's specific business;⁵⁶⁸ and
- (2) The property owner understands the regulations governing vendors and will be held responsible, along with the vendor, for any violations of the LDC or City Code.

(c) Number of Vendors

Only one sports and entertainment vendor is permitted on a zoning lot.

(d) Lot Standards

- (1) A sports and entertainment vendor is permitted on a lot in a nonresidential district.
- (2) All equipment related to the vending operation shall be set back at least 10 feet from the right of way and shall comply with any sight triangle requirements. No display areas, merchandise, or stored items associated with the vending operation, or any material associated with the principal use of the site which is displaced by the vending operation, shall encroach

⁵⁶⁸ Updates the following language in the current LDC: "The property owner shall state that the vendor shall meet all local, state and federal regulations, ordinance, statutes and laws in regards to his specific business..."

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4.5.4. Specific Standards for Temporary Uses and Structures

onto any public right-of-way, or encroach onto any adjacent private property without the express permission of the adjacent private property owner.

(e) General Standards

- (1) The vending operation shall not impede the safe flow of people and vehicles adjacent to the site.
- (2) The vending sales area may not use any required off-street parking spaces for the principal use on the site.
- (3) One sign with up to 12 square feet in sign area is permitted.

(f) Hours of Operation

A vendor may operate only during the event hours, may prepare the site up to two hours before the special event, and shall clear the property no more than one hour after the end of the event.

(6) Temporary Vendor⁵⁶⁹

Temporary vendors are allowed in accordance with the following:

(a) Number of Vendors⁵⁷⁰

On lots with fewer than 25 acres, only one temporary vendor is permitted to operate at one time.

(b) Number of Permits

- (1) On lots with fewer than 25 acres, a maximum of six temporary vendor permits may be issued.
- (2) On lots with 25 or more acres, an unlimited number of temporary vendor permits may be issued.
- (3) Vending in conjunction with any temporary vendor permit use shall not exceed 45 consecutive days per permit.

(c) Authorization

The vendor shall provide a sworn statement from the property owner on a form provided by the City indicating that the vendor has permission to vend on that site, and that states the following:

- (1) The property owner understands the vendor is required to comply with all local, state, and federal regulations and laws regarding to the property owner's specific business,⁵⁷¹ and
- (2) The property owner understands the regulations governing vendors and will be held responsible, along with the vendor, for any violations of the LDC or City Code.

⁵⁶⁹ Sign stands for temporary vendors will be carried forward when the general sign standards are drafted.

⁵⁷⁰ It appears an unlimited number of vendors are permitted on larger lots, though that is not stated explicitly in the current LDC.

⁵⁷¹ Updates the following language in the current LDC: "The property owner shall state that the vendor shall meet all local, state and federal regulations, ordinance, statutes and laws in regards to his specific business..."

Article 4: Use Regulations

Section 4.5. Temporary Uses and Structures

4.5.4. Specific Standards for Temporary Uses and Structures

(d) Lot Standards⁵⁷²

- (1) A temporary vendor may be established on a lot in a nonresidential district or a lot with nonresidential uses.
- (2) All equipment related to the vending operation shall be set back at least 10 feet from the right of way and shall comply with any sight triangle requirements. No display areas, merchandise, or stored items associated with the vending operation, or any material associated with the principal use of the site which is displaced by the vending operation, shall encroach onto any public right-of-way, or encroach onto any adjacent private property with the express permission of the adjacent private property owner.

(e) General Standards

- (1) The vending sales area may not use any required off-street parking spaces for the principal use on the site.
- (2) All waste and refuse shall be removed from the vending area and placed in an appropriate waste or refuse container on the lot at the end of day the vendor operates.

(f) Hours of Operation

A temporary vendor may operate between 7:00 a.m. and 9:00 p.m.

(7) Ybor City Historic District Vendor

Vendors are permitted in the Ybor City Historic District in accordance with the following:

(a) Applicability

Vendors are permitted in the Ybor City Historic District only:

- (1) During a special event or festival designated by City Council pursuant to a parade, block party, or road festival permit, on private property adjacent to rights-of-way that are closed during a special event or festival sanctioned by City Council in accordance with a parade, block party, or road festival permit.
- (2) In a City park, if permitted by the Parks Department in connection with an event or festival of limited duration; or
- (3) As a subordinate use that is integral to the conforming principal use of the property and that has been approved by the BLC in accordance with a certificate of appropriateness.

(b) General Standards

- (1) The vending operation shall not impede the safe flow of people and vehicles adjacent to the site.

⁵⁷² Updates arena names. Future drafts may include a map.

Article 4: Use Regulations

Section 4.6. Interpretation of Unlisted Uses

4.6.1. Procedure for Interpreting Unlisted Uses

- (2) The vendor shall obtain all applicable City, county, and state licenses and permits and, if applicable, an event authorization tag issued by the event sponsor, and shall display all such licenses, permits, and tags in plain view.
- (3) The vendor shall clear the vendor site of all litter and debris after use.

Section 4.6. Interpretation of Unlisted Uses

4.6.1 Procedure for Interpreting Unlisted Uses

The Manager may interpret as allowable in a particular zone district a particular principal use or accessory use or structure not expressly listed in the use tables in this Article 4: Use Regulations, as either a permitted use, Special Use 1, or Special Use 2, based on the standards in this Section and in accordance with the procedures in Section 2.5.45, Formal Interpretation.

4.6.2 Criteria for Allowing Unlisted Principal Uses

The Manager shall interpret an unlisted principal use as a permitted or special use only after finding that the nature, function, and duration of the use and the impact of allowing it in the zoning district are so similar to those of a use type or use category that is expressly allowed in the zoning district that the unlisted use should be deemed allowed in the same manner (as a permitted, Special Use 1, or Special Use 2 use) as the similar use type or use category and subject to the same use-specific standards. In making such interpretation, the Manager shall evaluate the relevant characteristics of the unlisted use to the characteristics, function, and physical impacts of the use categories established in this Article 4: Use Regulations, the purpose and intent statements in this LDC concerning the zone district (see Article 3: Zoning Districts), and the character and features of use types allowable in the zoning district. The relevant characteristics of the unlisted use that should be considered in making this interpretation include, but are not limited to, the following:

- A. Actual or projected characteristics of each activity likely to occur as part of the unlisted use;
- B. The type, size, orientation, and nature of buildings and structures devoted to each activity;
- C. The number and intensity of employees and customers per unit area of a site in relation to business hours and employment shifts;
- D. Vehicles used and their parking requirements, including the ratio of the number of spaces required per unit area or activity;
- E. Transportation demands, including the volume and frequency of trips generated to and from the site, the split of traffic volume among various means of transportation, and other characteristics of trips and traffic;
- F. Relative amounts of sales or revenue from each activity;
- G. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside, or outside the principal building, and the predominant types of items stored;
- H. Customer type for each activity;
- I. How the use is advertised, including signage;

Article 4: Use Regulations

Section 4.6. Interpretation of Unlisted Uses

4.6.3. Standards for Allowing Unlisted Accessory Uses and Structures

- J. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;
- K. Any special public utility requirements for serving the use, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and
- L. The impact on adjacent lands created by the use, which should not be greater than that of other use types allowed in the zoning district.

4.6.3 Standards for Allowing Unlisted Accessory Uses and Structures

The Manager shall interpret an unlisted use or structure as an allowable accessory use or structure to a principal use allowed in a particular zoning district (either because the use is expressly listed in Table 4.2.2-A: Principal Use Table or allowed in accordance with this section) if the Manager determines that:

- A. The use or structure is accessory to the principal use, in accordance with the definitions of “accessory use” and “accessory structure,” and the example accessory uses listed in the definition of the principal use or the description of the relevant use category in Section 4.2.3, Classification of Principal Uses.
- B. The nature, function, and potential impacts of the use or structure are so similar to those of uses or structures that are accessory to the principal use, or of accessory uses allowable in the zoning district, that the unlisted use or structure should be deemed allowable in the same manner as the similar accessory uses or structures;
- C. The use or structure is compatible with the character of principal and accessory uses allowable in the zoning district;
- D. The use is listed as within the same structure or function classification as a use specifically enumerated in the use matrix, as determined by the Land Based Classification Standards (“LBCS”) of the American Planning Association, or the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, or current edition) (“NAICS”); and
- E. Allowing the use or structure as an accessory use or structure is consistent with the purpose and intent statements in this LDC concerning the zoning district (see Article 3: Zoning Districts).

4.6.4 Effect of Allowing Unlisted Uses as Permitted, Special, or Accessory Use

On interpreting an unlisted use as allowed in a zoning district, and finding that the use or structure is likely to be common or that it would lead to confusion if it remains unlisted, the Manager shall initiate an application for a text amendment to this LDC in accordance with Section 2.5.3, LDC Text Amendment, to list the use or structure in this Article 4: Use Regulations, as a permitted or special use, as appropriate. Until final action is taken on the text amendment application, the interpretation of the Manager shall be binding and shall be maintained in the record of interpretations required by Section 2.5.45, Formal Interpretation.

Article 9. Definitions and Rules for Construction and Interpretation

Commentary

Article 9: Definitions and Rules for Construction and Interpretation contains the rules governing interpretation and construction, rules of measurement, and the definitions used in the LDC.

Section 9.1, Rules of Construction and Interpretation, establishes basic rules of construction for the LDC such as the meaning of conjunctions, authorizes the Development Coordination Manager and other named officials in the LDC to delegate their authority to other staff members, provides rules for computing time, and establishes rules for interpreting the Official Zoning Map.

Section 9.2, Rules of Measurement, establishes rules for measuring density and dimensional standards like height, width, yard depths, lot area, and other measurements that are required to interpret standards.

Section 9.3, Definitions, is not included. It will include the definitions used in the LDC.

Note: This commentary is provided for reference purposes. It will be deleted in the adopted LDC.

Section 9.1. Rules of Construction and Interpretation⁵⁷⁴

9.1.1 Meanings and Intent

All provisions, terms, phrases, and expressions contained in this LDC shall be interpreted in accordance with the general purposes set forth in Section 1.3, General Purpose and Intent, and the specific purpose statements set forth throughout the LDC. When a specific section of the LDC gives a different meaning than the general definition provided in this article, the specific section's meaning and application of the term shall control.

9.1.2 Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text or a table of this LDC and any heading, caption, figure, illustration, or map, the text shall control. Graphics and other figures are provided for illustrative purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

9.1.3 Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms like “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

9.1.4 Computation of Time⁵⁷⁵

- A. In computing any period of time prescribed or allowed, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The

⁵⁷⁴ These rules of construction and interpretation are new, except where noted below.

⁵⁷⁵ Builds on Section 27-41(c) of the current LDC and adds additional detail for clarity.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.1. Rules of Construction and Interpretation

9.1.5. References to Other Regulations and Publications

last day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven days, intervening Saturdays, Sundays, and legal holidays shall be excluded in the computation.

- B. The term “day” means a calendar day unless a business day is indicated. Business days do not include Saturdays, Sundays, and legal holidays.
- C. The term “month” means a calendar month.
- D. The term “year” means a calendar year.

9.1.5 References to Other Regulations and Publications

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall mean a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

9.1.6 Delegation of Authority⁵⁷⁶

Any act authorized by this LDC to be carried out by a named individual or department may be delegated by the named individual or the head of that department to a professional-level City employee under the named individual’s or head of the department’s authority or control.

9.1.7 Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of the City of Tampa, Florida, unless otherwise indicated.

9.1.8 Mandatory and Discretionary Terms⁵⁷⁷

The words “shall,” “must,” and “will” are mandatory and establish an obligation or duty to comply with the particular provision. The word “may” is permissive.

9.1.9 “Used” and “Occupied”⁵⁷⁸

The words “used” or “occupied” shall be interpreted to mean “intended, designed, or arranged to be used” and “intended, designed, or arranged to be occupied, respectively.

9.1.10 Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- A. “And” indicates that all connected items, conditions, provisions, or events apply; and
- B. “Or” indicates that one or more of the connected items, conditions, provisions, or events apply.

9.1.11 Tenses and Plurals

Words used in the present tense include the future tense. Words (including pronouns) used in the singular number include the plural number and the plural number includes the singular number,

⁵⁷⁶ This is new; it provides the City with flexibility to reorganize internal responsibilities without needing to amend the LDC.

⁵⁷⁷ Builds on Section 27-41(a) of the current LDC.

⁵⁷⁸ Builds on Section 27-41(b) of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.1. Rules of Construction and Interpretation

9.1.12. Term Not Defined

unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

9.1.12 Term Not Defined

If a term used in this LDC is not defined in this LDC, the Manager is authorized to interpret its meaning in accordance with Section 2.5.45, Formal Interpretation. Such interpreted meaning shall be based upon the definitions used in accepted sources, including, but not limited to: *A Planners Dictionary*, *A Glossary of Zoning, Development, and Planning Terms*, *A Survey of Zoning Definitions* (all published by the American Planning Association), and *Black's Law Dictionary*, as well as general dictionaries such as *Merriam-Webster*, *American Heritage*, *Webster's New World*, and *New Oxford American* dictionaries.

9.1.13 Fractions⁵⁷⁹

- A. Where cumulative requirements or limitations are computed for an element or series of elements, such as the number of parking spaces required for a combination of uses in the same building), any fraction less than one-half (0.5) shall be disregarded, and any fraction equaling one-half or greater shall be rounded to the next highest number.
- B. In density calculations for the number of permitted units, all fractions shall be rounded down, except for single-family attached and multifamily townhome uses, which may be rounded up when outside the coastal high hazard area.

9.1.14 Rules of Interpretation of Zoning District Boundaries⁵⁸⁰

A. General Rules

If there is uncertainty regarding the boundaries of a zoning district shown on the Official Zoning District Map, the Manager shall use the following general rules in making an interpretation of the boundaries of a zoning district:

- (1) Boundaries indicated as approximately following the centerlines of streets, alleys, rights-of-way, or easements shall be interpreted to follow such centerlines, except where the change of the boundary would change the district assigned to a lot, in which case the boundary should be interpreted to avoid such change. If a right-of-way is vacated, the boundary shall be interpreted as remaining in the same location except where the vacated property is assigned to adjoining landowners other than at its center, in which case the boundary shall be interpreted as following the new lot line.
- (2) Boundaries indicated as approximately following boundaries of streets, alleys, rights-of-way, or easements shall be interpreted as following such boundaries, except where the change of boundary would change the district assigned to a lot, in which case the boundary should be interpreted to avoid such change.
- (3) Boundaries indicated as approximately following platted lot lines shall be interpreted as following such lot lines.

⁵⁷⁹ Carries forward and updates the language in Section 27-13 of the current LDC.

⁵⁸⁰ Carries forward and simplifies the standards in Section 27-27 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.1. Rules of Construction and Interpretation

9.1.14. Rules of Interpretation of Zoning District Boundaries

- (4) Boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, bays, or other bodies of water shall be interpreted to follow such centerlines.
- (5) Boundaries indicated as approximately following the mean high waterline of streams, rivers, canals, lakes, bays, or other bodies of water shall be interpreted as following such mean high waterline, except where the change of boundary would change the district assigned to a lot, in which case the boundary should be interpreted to avoid such change.
- (6) Boundaries indicated as approximately following railroad lines shall be interpreted to be midway between the main tracks or the centerline of the only track.
- (7) Boundaries indicated as approximately parallel to or extensions of features indicated in subsections (1) through (6) above shall be interpreted as being parallel to or extensions of such features.
- (8) Distances not specifically indicated on the Official Zoning District Map shall be determined by the scale of the map.
- (9) Boundaries indicated as entering any body of water, but not continuing to intersect with other zoning district boundaries or with the limits of the jurisdiction of the City, shall be interpreted as extending, in the direction in which they enter the body of water, to intersect with other zoning district boundaries or with the limits of City jurisdiction.
- (10) If any portion of a public street, alley, right-of-way, or easement is transferred or conveyed so it is in private ownership, or is no longer used for a public purpose, the regulations applicable to the property to which it is reverted shall apply.

B. Council Action⁵⁸¹

- (1) The City Council shall make a determination of the zoning district boundaries in the following circumstances:
 - (a) Situations not addressed in subsection A above;
 - (b) Where existing natural or artificial features vary from the record in the Official Zoning District Map;
 - (c) Where the Official Zoning District Map is illegible;
 - (d) Where the interpretative rules in subsection A above appear to produce a contradiction or conflict with the intent of this LDC; or
 - (e) Upon request from the Manager or any impacted landowner.
- (2) The City Council may act:
 - (a) By resolution, without proposing an amendment to the Official Zoning District Map, if the interpretation involves only a correction to the Official Zoning District Map and does not change the zoning district boundary applied to any lot; or
 - (b) By amending the Official Zoning District Map in accordance with this LDC, if the proposed resolution would change the zoning district applied to any lot.

⁵⁸¹ This procedure may be updated after Article 2: Administration is drafted.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.1. Lots

Section 9.2. Rules of Measurement⁵⁸²

9.2.1 Lots

A. Lot⁵⁸³

Land bounded by lines legally established for the purpose of property division. Unless the context indicates otherwise, the term refers to a zoning lot. For subdivision purposes, “lot” includes “tract” or “parcel” and means the least fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter, or other name through which it is identified.

B. Lot, Zoning⁵⁸⁴

A lot or combination of lots shown on a development application which together meet all applicable requirements for development under this LDC and all other applicable City requirements.

C. Lot of Record⁵⁸⁵

A lot of record is either one of the following:

- (1) An entire lot as it was originally platted in a subdivision, the plat of which has been recorded in the office of the clerk of the Hillsborough County Court; or
- (2) Any parcel of land, whether or not part of a subdivision, that has been recorded in the office of the clerk of the Hillsborough County Court, and that at the time it was recorded complied with the minimum dimensions for lots in the zoning district in which it was located.

D. Lot Types⁵⁸⁶

See Figure 9.2.1-A: Lot Type Illustrations.

(1) Interior Lot

A lot abutting only one street.

(2) Corner Lot

A lot located at the intersection of two or more streets.

(3) Through Lot

A lot other than a corner lot with two street frontages, where the streets are generally parallel to each other.

⁵⁸² This Is a new section that consolidates all rules governing measurement terms in the LDC. Where new definitions are added, or the definition of measurement term modified, it is noted in the footnotes.

⁵⁸³ Carries forward definition in Section 27-43 of the current LDC but changes reference to “zoning compliance permit” to “development application.”

⁵⁸⁴ Carries forward definition in Section 27-43 of the current LDC.

⁵⁸⁵ Carries forward and clarifies definition in Section 27-43 of the current LDC.

⁵⁸⁶ Carries forward definitions in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.1. Lots

(4) Irregular or Flag Lot⁵⁸⁷

A lot that meets the minimum lot width requirement of the zoning district in which it is located but does not meet the minimum frontage requirements, and where access to a public or private road is by a narrow private right-of-way or driveway, also known as a flagpole.

Figure 9.2.1-A: Lot Type Illustrations⁵⁸⁸ [Graphic to be added]

E. Lot Line

A line that marks the boundary of a lot. Lot lines include:

(1) Interior Lot Line⁵⁸⁹

A lot line that is not a street lot line, such as a lot line separating one lot from another lot.

(2) Street Lot Line⁵⁹⁰

A lot line abutting a street right-of-way or access easement. When a lot line is located within a street right-of-way or easement, the right-of-way or easement boundary adjacent to the lot shall be considered the street lot line.

F. Lot Depth⁵⁹¹

The mean horizontal distance between the front and rear lines of a lot.

G. Lot Width⁵⁹²

The width of a lot measured at the front setback along a straight line connecting an interior lot line or corner lot line lot lines or other street lot lines, except in accordance with the following:

- (1) A lot of record at the time of adoption of this LDC may be measured in accordance with the regulations in effect at the time the lot was created.⁵⁹³
- (2) An irregular or flag lot shall be measured from a front setback measured from the end point of the access easement.

⁵⁸⁷ Replaces the definition in Section 27-43 of the current LDC. The rule for measuring lot width is carried forward in the definition of lot width. There is a separate use for “irregular” lot with standards in Section 27-132; those standards have not been carried forward. Regulations governing lots of record, and dividing them into one conforming lot and one irregular lot in accordance with Section 27-13, will be included in Article 7: Nonconformities.

⁵⁸⁸ A new illustration will be added when there is consensus over the definitions included in the draft updated LDC.

⁵⁸⁹ Carries forward and clarifies definition in Section 27-43 of the current LDC.

⁵⁹⁰ Carries forward definition in Section 27-43 of the current LDC.

⁵⁹¹ Carries forward definition in Section 27-43 of the current LDC.

⁵⁹² This simplifies the definition in Section 27-43 of the current LDC and includes a reference to the measurement rule in the definition of “lot, irregular.”

⁵⁹³ The current LDC has different references to lots of record in different contexts (e.g., January 1, 2000, for East Tampa Overlay District). This section will be updated to provide clarity, with specific dates if possible.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.2. Yards and Setbacks

9.2.2 Yards and Setbacks

A. Setback⁵⁹⁴

The distance on a lot from the edge of the lot line that defines a yard, measured parallel to lot lines and at a radius to any point.

B. Setback Line

A line on a lot that marks the required setback from the edge of the lot line. Setback lines include:

(1) Front Setback Line

The setback line that establishes a front yard.

(2) Side Setback Line

The setback line that establishes a side yard.

(3) Corner Setback Line

The setback line that establishes a corner yard.

(4) Rear Setback Line

The setback line that establishes a rear yard.

C. Building Line

A line on a lot that marks the distance between the principal building on the site and the edge of the property line.

D. Yard

An open space unoccupied and unobstructed by any structure or portion of a structure from 36 inches above the general ground level of the graded lot upward, except as otherwise provided in this LDC.

E. Types of Yards⁵⁹⁵

(1) Front Yard⁵⁹⁶

A yard extending from the lot line to the front setback line between the side lot lines across the portion of a lot adjacent to a street.

(2) Side Yard⁵⁹⁷

A yard extending along the side of a lot adjacent to another lot and not a street, from the lot line to the side setback line, between front setback line and the rear lot line.

⁵⁹⁴ This is a new definition based on the definition of yard in this LDC. it incorporates the measurement rule in Section 27-161(a)(2) of the current LDC.

⁵⁹⁵ Yard definitions incorporate the definition of “setback line” for clarity.

⁵⁹⁶ Carries forward and clarifies definition in Section 27-43 of the current LDC. The following sentence repeats the general standard that the corner yard along the identified segment of Bayshore Boulevard also be considered as a front yard, and thus has not been carried forward: “Where the corner lot abutting the aforementioned portion of Bayshore also abuts another street with a historical pattern of front yard orientation, development shall follow the historical pattern of both streets without one street or the other being administratively selected as the front. “

⁵⁹⁷ Carries forward and clarifies definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.2. Yards and Setbacks

(3) Corner Yard⁵⁹⁸

A yard extending adjacent to a street which is not considered the front yard, from the lot line to the corner yard setback line.

(4) Rear Yard⁵⁹⁹

A yard extending across the rear of a lot between the side yard lines, from the rear lot line to the rear setback line. The rear yard is typically on the opposite end of the lot from the front yard, except on through lots or waterfront lots.

(5) Waterfront Yard⁶⁰⁰

A yard required on waterfront property. The required depth of a waterfront yard shall be determined by its location as a front, side, or rear yard. A waterfront yard shall be measured in accordance with the following:

- (a) For lots with seawalls, the waterfront yard shall be measured perpendicular to the centerline of the seawall.
- (b) For lots without seawalls, the depth of waterfront yard shall be measured perpendicular to the waterside lot line or perpendicular to the mean high waterline, whichever is nearer to the principal structure on the same lot.

F. Determination of Yards

On lots that are adjacent to streets on multiple sides, the front yard shall be determined in accordance with the following:

(1) Through Lot

On a through lot, there shall be two front yards, and side yards perpendicular to the front yards. There is typically no rear yard, except that if adjacent properties have developed with a distinct rear yard, the Manager may designate one of the front yards as a rear yard that is required to comply with the standards that apply to rear yards.

(2) Lot with Two Street Frontages⁶⁰¹

On corner lots with two street frontages, the front yard shall be adjacent to the lot line with the shortest boundary adjacent to the street. On lots abutting Bayshore Blvd. between Gandy Boulevard. and Platt Street, the yard along Bayshore Boulevard. shall also be treated as a front yard. On all other lots, the yard adjacent to the other lot line adjacent to the street shall be a corner yard.

⁵⁹⁸ Carries forward definition in Section 27-43 of the current LDC.

⁵⁹⁹ Carries forward and clarifies definition in Section 27-43 of the current LDC.

⁶⁰⁰ Carries forward definition in Section 27-43 of the current LDC but splits out definition of “waterfront property” as a separate definition and incorporates measurement definition from Section 27-161(b). The measurement rules from Section 27-161(b) have been updated for clarity. The current text states: “For lots with seawalls, the depth of a waterfront yard shall be measured perpendicular to the centerline of the seawall. For lots without seawalls, the waterfront yard shall be measured perpendicular to the waterside lot line or perpendicular to the mean high waterline, whichever is nearer to the principal structure on the same lot. The depth of a waterfront yard shall be determined by its location as a front, side, or rear yard.”

⁶⁰¹ Consolidates the definitions in Section 27-43 and Section 27-161(e)(1) of the current LDC. The language regarding Bayshore Boulevard is carried forward from Section 27-43.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.3. Blocks

(3) Lot with Three or More Street Frontages

On corner lots with three or more street frontages, there shall be two front yards which shall be adjacent to the two lot lines with the shortest boundaries adjacent to the street and most nearly parallel to each other. The other yards adjacent to streets shall be corner yards.

(4) Double Front Lot⁶⁰²

A double front lot has two street frontages of equal lengths, where the abutting lot has its front yard along the common street.

Figure 9.2.2-A: Front Yard Determination Illustration

[Graphic to be added]

(5) Special Rule for Lots in Historical Pattern of Development

To allow development to match an established historical pattern on adjacent and nearby lots, the Manager may designate a front yard that is inconsistent with the standards in subsection (2) through (4) above. In determining whether to designate an alternate front yard, the Manager shall consider the following:

- (a) The original subdivision plat design;
- (b) The orientation towards the street of existing structures on the lot and adjacent lots;
- (c) Whether the lot frontage involves unimproved street right-of-way; and
- (d) The existing arrangement of curb cuts and right-of-way access to and from the lots on both the block on which the property is located and on adjacent blocks.

9.2.3 Blocks

A. Block

The land lying within an area bounded on all sides by streets.

B. Block Length

The distance or length of a block.

9.2.4 Buildings

A. Building Height⁶⁰³

The vertical distance between the required finished floor to the highest point of the structure. The required finished floor shall be established in accordance with all applicable City, county, state, and federal laws and regulations, including but not limited to the standards in Section 5-121, Flood-Resistant Development, of the City Code.

⁶⁰² This is carried forward from Section 27-161(e)(3) of the current LDC, but it is not clear what is considered to be the front yard. What is the rule you follow?

⁶⁰³ Carries forward definition in Section 27-43 of the current LDC but updates the reference to “required finished floor” to specifically reference the flood-resistant development regulations.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.4. Buildings

B. Build-to-Zone and Lines, and Street Wall⁶⁰⁴

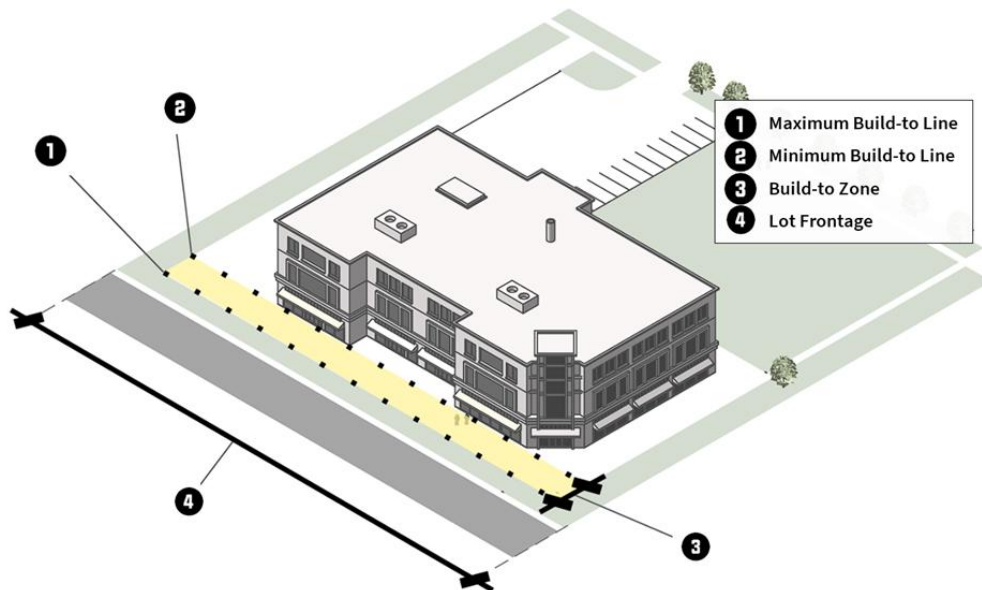
(1) Build-to-Lines⁶⁰⁵

The alignments establishing the build-to-zone. Together, the minimum and maximum build-to-lines establish the build-to zone, which is where the front façade of a building is required to be placed. Both build-to lines are measured from the outside edge of the sidewalk.

(2) Build-to Zone⁶⁰⁶

The area between the minimum and maximum build-to line boundaries that extends the entire width of a lot is the build-to-zone. It is measured from the outside edge of the sidewalk. The front façade of a building is required to be placed within the build-to-zone. (See Figure <> : Build-to Zone and Build-to Line).

Figure <>: Build-to-Zone and Build-to-Lines



(3) Street Wall in Build-to Zone⁶⁰⁷

The length of the building within the build-to zone.

⁶⁰⁴ These are new definitions for terms used in, among others, the new mixed use districts.

⁶⁰⁵ This is a new definition.

⁶⁰⁶ This is a new definition.

⁶⁰⁷ This is a new definition.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.2. Rules of Measurement

9.2.5. Density and Floor-Area Ratio

9.2.5 Density and Floor-Area Ratio

A. Density⁶⁰⁸

The amount of residential development allowed on a lot or parcel expressed as the number of dwelling units per gross acre of land.

B. Bonus Density⁶⁰⁹

An additional amount of density permitted on land, in excess of the maximum density established for the applicable base zoning district, in accordance with the bonus provisions in this LDC or the Comprehensive Plan, as applicable.

C. Floor Area Ratio (FAR)⁶¹⁰

The ratio of gross floor area to the gross area of the lot.

D. Gross Floor Area (GFA)⁶¹¹

The sum of enclosed areas on all floors of a building measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies and any below-grade floor areas used for access and storage. Gross floor area does not include open terraces, patios, atriums, balconies, breezeways, and parking.

E. Bonus Floor Area Ratio⁶¹²

An additional amount of FAR permitted on land, in excess of the maximum FAR established for the applicable base zoning district, in accordance with the bonus provisions in this LDC or the Comprehensive Plan.

9.2.6 Lot Coverage⁶¹³

The portion of a lot that is covered by principal and accessory buildings or structures, and by surfaces that prevent the passage or absorption of stormwater such as paving and driveways.

9.2.7 Distance Between Lots, Uses, and Districts⁶¹⁴

Where a particular use or district is required to be separated from another use or district by a minimum distance, the distance shall be measured in a straight line from the nearest point of the lot line where the use is to be located or the edge of the district to the nearest point of the lot line of the other use or boundary of the district, except where otherwise provided in this LDC.

⁶⁰⁸ New definition. The proposed Comprehensive Plan amendments calculate density based on gross acreage, and that has been done here as well.

⁶⁰⁹ New. This is a topic that will need to be coordinated with the Comprehensive Plan update.

⁶¹⁰ Updates definition in Section 27-43 of the current LDC.

⁶¹¹ Carries forward definition in Section 27-43 of the current LDC with revisions for clarity.

⁶¹² New.

⁶¹³ New definition for a term used in the current LDC but not defined.

⁶¹⁴ New basic standard for measuring separation requirements or other distance requirements in the LDC.

Section 9.3. Definitions

A

Abutting⁶¹⁵

To physically touch or border upon; or to share a common property line or border.

Accessory Dwelling Unit⁶¹⁶

A residential dwelling unit that is located on the same lot as, and clearly incidental and subordinate to, a single-family detached dwelling, either within the same building as the single-family detached dwelling or in a separate, detached building.

Accessory Structure⁶¹⁷

A structure detached from a primary building, customarily used with and clearly incidental and subordinate to the primary building or use, and located on the same lot as such primary building.

Accessory Use⁶¹⁸

A use or structure which is customarily accessory and clearly incidental and subordinate to permitted principal uses and structures, and which are located on the same zoning lot as the permitted principal use or structure, or on a contiguous lot under the same ownership.

Adjacent⁶¹⁹

The condition where two or more lots share common lot lines or where two lots are separated only by an alley, easement, or street.

Adult Uses, All⁶²⁰

Adult uses include the following:

Adult Bookstore

An establishment having as a substantial or significant portion of its stock in trade books, magazines, films, newspapers, photographs, paintings, drawings or other publications or graphic media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas. For purposes of this definition a “substantial or significant portion of its stock in trade” shall be deemed to occur when more than five percent or 500 square feet (whichever is less) of the floor area of the establishment contains the items listed above, or when more than five percent of the store’s inventory in quantity or value is comprised of the items listed above.

Adult Entertainment Establishment

Any premises, except those businesses otherwise defined in this chapter, on which is offered to members of the public or any person, for a consideration, entertainment featuring or in any way including specified sexual activities, or entertainment featuring the displaying or depicting of specified anatomical areas, as defined in this section;

⁶¹⁵ New.

⁶¹⁶ New definition for a use in the current LDC but not defined.

⁶¹⁷ New.

⁶¹⁸ New.

⁶¹⁹ New.

⁶²⁰ Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

“entertainment” as used in this definition shall include, but not be limited to, books, magazines, films, newspapers, photographs, paintings, drawings, sketches or other publications or graphic media, filmed or live plays, dances or other performances, either by single individuals or groups, distinguished by their display or depiction of specified anatomical areas or specified sexual activities.

Adult Theater

An enclosed building or an enclosed space within a building used for presenting either filmed or live plays, dances, or other performances, either by individuals or groups, distinguished or characterized by an emphasis on material depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

Escort Service

Any premises whereon there is provided or which in any way contributes to the providing to any member of the public or any person, for a consideration, male or female personnel for the purpose of companionship, accompaniment, consultation, entertainment, or any similar purpose however designated.

Live Model Studio

Any premises where there is provided for members of the public or for any person, for a consideration, live human models, whether male or female, displaying specified anatomical areas or featuring or in any way including, specified sexual activities.

Special Cabaret

Any bar, dance hall, or other place of business at which food or beverages, alcoholic or nonalcoholic, are served which features nude, topless, or bottomless dancers, or any such establishment the advertising for, or sign or signs identifying which, use the words “adult,” “topless,” “bottomless,” or “nude.”

Air Conditioner Compressor Unit⁶²¹

The outdoor component of a central air-conditioning system or heat pump which contains a motor that compresses the refrigerant and enables the heating or cooling functionality of the system, including the stand on which the component is placed.

Airport⁶²²

The use of land to accommodate the operation of aircraft and the processing of passengers and goods carried by aircraft, including but not limited to, runways, taxiways and associated ramps; aprons in aircraft parking areas; aircraft carrier terminal buildings with associated administrative offices, hotel facilities, restaurants and retail facilities; navigational, communications and meteorological equipment; heliports/helistops; field storage and transmission facilities; aircraft hangers and repair facilities; fixed based operators’ facilities; air cargo facilities, aircraft service, repair and maintenance facilities; air taxi, air ambulance and airborne sightseeing services; clear zones and other buffer areas; airport administrative offices; airport maintenance facilities and associated administrative offices; and other facilities essential to the operation of airports.

⁶²¹ New definition for a new use.

⁶²² Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Airport-related uses⁶²³

Uses of land which are dependent upon proximity to an airport for effective performance, or which provide services to the airport which improve the effectiveness of the airport, including, but not limited to, aircraft parts manufacture, sales of new and used aircraft and aircraft parts, sales of aircraft fuels, lubricants and other aircraft supplies; airline administrative offices; automobile parking and storage; rental car parking, storage and maintenance; bus, taxi and limousine parking; in-flight kitchen and catering services; aerial photography and air-survey services; air freight and air cargo services; governmental facilities; flight training schools; flight trade schools; aviation research and testing laboratories; temporary contractors' offices and storage areas; other airport-related uses compatible with the operation of airports; and uses that implement the Tampa International Airport Master Plan/airport Layout Plan.

Alcoholic Beverage Classification

A classification issued to an establishment related to the type of alcoholic beverage sold:

Beer

Consumption on-premises only. Sale of malt beverages containing alcohol of more than one-half of one (0.5) percent by volume for consumption on the premises only;

Special restaurant or restaurant (consumption on-premises only): Sale of malt beverages containing alcohol of more than one-half of one (0.5) percent by volume for consumption on the premises only in connection with a special restaurant or restaurant having a combined gross sales of the business operation of more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any annual reporting period. Where outdoor seating is utilized, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

Package sales/off-premises consumption: Sale of malt beverages containing alcohol of more than one-half (0.5) percent by volume in sealed containers for consumption off the premises only;

Consumption on-premises and package sales/off-premises consumption. Sale of malt beverages containing alcohol of more than one-half of one (0.5) percent by volume for consumption on the premises and in sealed containers for consumption off the premises;

Beer and Wine

Consumption on-premises only: Sale of beverages containing alcohol of more than one-half of one (0.5) percent by volume and not more than 14 percent by volume and wines regardless of alcoholic content for consumption on the premises only;

Special restaurant or restaurant (consumption on-premises only): Sale of beverages containing alcohol of more than one-half of one (0.5) percent by volume and not more than 14 percent by volume and wines regardless of alcoholic content for consumption on the premises only in connection with a special restaurant or restaurant having a combined gross sales of the business operation of more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any annual reporting period. Where outdoor seating is utilized, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

⁶²³ Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Package sales/off-premises consumption: Sale of beverages containing alcohol of more than one-half of one (0.5) percent by volume and not more than 14 percent by volume and wines regardless of alcoholic content in sealed containers for consumption off the premises only;

Consumption on-premises and package sales/off-premises consumption: Sale of beverages containing alcohol of more than one-half of one (0.5) percent by volume and not more than 14 percent by volume and wines regardless of alcoholic content for consumption on the premises and in sealed containers for consumption off the premises.

Beer, Wine, and Liquor

Consumption on-premises only: Sale of beverages regardless of alcoholic content for consumption on the premises only;

Special restaurant or restaurant (consumption on-premises only): Sale of beverages regardless of alcoholic content for consumption on the premises only in connection with a special restaurant or restaurant having a combined gross sales of the business operation of more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any annual reporting period. Where outdoor seating is utilized, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

Package sales/off-premises consumption: Sale of beverages regardless of alcoholic content in sealed containers for consumption off the premises only;

Consumption on-premises and package sales/off-premises consumption: Sale of beverages regardless of alcoholic content for consumption on the premises and in sealed containers for consumption off the premises;

Non-profit private clubs (consumption on-premises only): Sale of beverages regardless of alcoholic content, for consumption on the premises only, to members and guests of members of nonprofit private clubs. For the purpose of this subparagraph, a “non-profit private club” is defined as any establishment, which restricts admissions to individuals who are members of a fraternal order, private organization, or other private association, which individuals may be identified by reference to a list kept by the owner or operator of such establishment and which establishment does not in any way operate or solicit a public calling or invite general members of the public to the premises to utilize the establishment and which establishment does not operate for profit;

Public golf course (consumption on-premises only): Sale of beverages regardless of alcoholic content for sale or consumption from mobile carts and temporary bars on a public golf course owned and/or operated by a public entity, having at least nine holes and comprised of a minimum of 35 acres of land.

Alcoholic Beverages⁶²⁴

Distilled spirits and all beverages containing one-half (0.5) of one percent or more of alcohol by volume. Volume measurements are determined in accordance with Ch. 561, Fla. Stat.

⁶²⁴ Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Alcoholic Beverage Classification

Classification issued to an establishment related to the type of alcoholic beverage sold (adopted as reference for approvals granted prior to April 1, 2011):

1-APS (Beer)

Sale of malt beverages containing alcohol of more than one percent by weight in sealed containers for consumption off the premises only;

2-APS (Beer and wine)

Sale of beverages containing alcohol of more than one percent by weight and not more than 14 percent by weight and wines regardless of alcoholic content in sealed containers for consumption off the premises only;

1-COP (Beer)

Sale of malt beverages containing alcohol of more than one percent by weight for consumption on the premises and in sealed containers for consumption off the premises;

2-COP (Beer and wine)

Sale of beverages containing alcohol of more than one percent by weight and not more than 14 percent by weight and wines regardless of alcoholic content for consumption on the premises and in sealed containers for consumption off the premises;

3-PS (Beer, wine, and liquor)

Sale of beverages regardless of alcoholic content in sealed containers for consumption off the premises only;

4-COP (Beer, wine, and liquor)

Sale of beverages regardless of alcoholic content for consumption on the premises and in sealed containers for consumption off the premises;

1-COP-R (Beer)

Sale of malt beverages containing alcohol of more than one percent by weight for consumption on the premises only in connection with a restaurant having a minimum indoor, outdoor, or combination thereof in seating capacity of not less than 11 seats and a combined gross sales of the business operation is more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any semi-annual period. Where outdoor seating is utilized to satisfy the seating requirement, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

2-COP-R (Beer and wine)

Sale of beverages containing alcohol of more than one percent by weight and not more than 14 percent by weight and wines regardless of alcoholic content for consumption on the premises only in connection with a restaurant having a minimum indoor, outdoor, or combination thereof in seating capacity of not less than 11 seats and a combined gross sales of the business operation is more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any semi-annual period. Where outdoor seating is utilized to satisfy the seating requirement, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

4-COP-R (Beer, wine, and liquor)

Sale of beverages regardless of alcoholic content for consumption on the premises only in connection with a restaurant having a combined minimum indoor, outdoor, or combination thereof in seating capacity of not less than 11 seats and a combined gross sales of the business operation is more than 51 percent attributable to the sale of food and non-alcoholic beverages, during any semi-annual period. Where outdoor seating is utilized to satisfy the seating requirement, the area of such seating shall be clearly delineated by fences or other barriers, with the exception of outdoor seating located within a public sidewalk;

1-COP-X (Beer)

Sale of malt beverages containing alcohol of more than one percent by weight for consumption on the premises only;

2-COP-X (Beer and wine)

Sale of beverages containing alcohol of more than one percent by weight and not more than 14 percent by weight and wines regardless of alcoholic content for consumption on the premises only;

4-COP-X (Beer, wine, and liquor)

Sale of beverages regardless of alcoholic content for consumption on the premises only;

11-C (Beer, wine, and liquor; Non-profit private clubs)

Sale of beverages regardless of alcoholic content for consumption on the premises only to members and guests of members of nonprofit private clubs. For the purpose of this subparagraph, a “non-profit private club” is defined as any establishment which restricts admissions to individuals who are members of a fraternal order, private organization or other private association, which individuals may be identified by reference to a list kept by the owner or operator of such establishment and which establishment does not in any way operate or solicit a public calling or invite general members of the public to the premises to utilize the establishment and which establishment does not operate for profit;

4-PGC (Public golf course)

Beer, wine and liquor for sale or consumption from mobile carts and temporary bars on a public golf course owned and/or operated by a public entity, having at least nine holes and comprised of a minimum of 35 acres of land. The 4-PGC license is not subject to the provisions of Section 27-317 and Section 14-150.1 of the City Code.

Alcoholic Beverage Sales Area⁶²⁵

The area as set forth in an approved permit to sell alcoholic beverages in which alcoholic beverages may lawfully be sold, in accordance with this LDC and the City Code.

Alcoholic Beverage Sales Accessory Uses, On-premises Consumption⁶²⁶

The following uses are authorized for alcoholic beverage sales where permitted in accordance with the standards in this LDC.

⁶²⁵ Updates definition in Section 27-43 of the current LDC.

⁶²⁶ Builds on definition in Section 27-43 of the current LDC for the term “Alcoholic beverage sales—On premises.”

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Bar or Lounge—Alcohol Sales

The sale of alcohol beverage sales for on-site consumption in conjunction with a bar or lounge use.

Bowling Alley with 12 or More Lanes⁶²⁷

A bowling alley with 12 or more lanes.

Craft Distillery—Retail Sales

The package sale of alcoholic beverages on site in conjunction with a craft distillery use.

Gas Station—Alcohol Sales⁶²⁸

A retail establishment primarily engaged in the sale of gasoline or diesel fuel directly to consumers, and that includes a small convenience store.

Golf Course, Public⁶²⁹

A public golf course owned or operated by a public entity that occupies at least 35 acres of land and includes at least nine holes of golf.

Hotel with More Than 100 Rooms

A hotel with 100 or more rooms.

Large Venue⁶³⁰

A commercial establishment with occupancy greater than 300 persons and which sells alcoholic beverages.

Microbrewery—Retail Sales

The package sale of alcoholic beverages on site in conjunction with a microbrewery use.

Movie Theater—Alcohol Sales⁶³¹

The sale of alcoholic beverages for on-premises consumption in a movie theater.

Restaurant—Alcohol Sales⁶³²

A restaurant that is authorized for the sale of alcoholic beverages for on-premises consumption.

Restaurant, Special⁶³³

A restaurant that meets specific standards in this LDC related to the sale of alcoholic beverages for on-premises consumption.

Retail, Convenience—Alcohol Sales

The package sale of alcoholic beverages on site in conjunction with a convenience retail use.

Retail, General—Alcohol Sales

The package sale of alcoholic beverages on site in conjunction with a general retail use.

⁶²⁷ New definition.

⁶²⁸ New definition.

⁶²⁹ Carries forward definition in Section 27-43 of the current LDC in the definition of Alcoholic beverage classifications.

⁶³⁰ Carries forward definition in Section 27-43 of the current LDC.

⁶³¹ Renamed from “Motion Picture Studio” based on staff feedback.

⁶³² New definition.

⁶³³ Simplifies definition in Section 27-43 of the current LDC.

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Retail, Specialty—Alcohol Sales

The package sale of alcoholic beverages on site in conjunction with a specialty retail use.

Sidewalk Cafe⁶³⁴

An outdoor dining area adjoining a restaurant, located on a public street (which is public through dedication or easement) or public right-of-way that has obtained all necessary City permits to operate and provides waiter or waitress service and contains readily removable tables, chairs or railings, and is open to the air, except that it may have retractable awnings or umbrellas, or other nonpermanent covers.

Small Venue⁶³⁵

A commercial establishment with occupancy up to 300 persons and which sells alcoholic beverages.

Sports Team⁶³⁶

The sale of alcoholic beverages for on-site consumption in conjunction with a major sporting event.

Alley⁶³⁷

A dedicated and publicly maintained right-of-way 20 feet or less in width that is intended to provide only a secondary means of access to abutting property, and is not intended for general traffic circulation.

Amateur Radio Antenna⁶³⁸

An antenna, including any mounting device, tower, or antenna-supporting structure, designed and constructed for amateur radio services.

Animal-Related Definitions⁶³⁹

Every nonhuman species of animal, including aquatic, farm, domestic, and wild animals, including the following.

Animal, Permitted

Domestic, pet, companion, utility, and assistance animals (as defined by the state).

Animal, Wild or Exotic

A wild or exotic animal as defined by state Game and Freshwater Fish Commission regulations.

Animal, Aquatic

An aquatic animal as defined by state Game and Freshwater Fish Commission regulations.

Animal, Farm

Horses, cattle, swine, sheep, goats, fowl (excluding domestic, egg-laying chickens), and bees.

⁶³⁴ Carries forward definition in Section 27-43 of the current LDC.

⁶³⁵ Carries forward definition in Section 27-43 of the current LDC.

⁶³⁶ New definition.

⁶³⁷ Carries forward definition in Section 27-43 of the current LDC.

⁶³⁸ New definition for a use in the current LDC but not defined.

⁶³⁹ Carries forward definition in Section 27-43 of the current LDC.

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Animal-keeping⁶⁴⁰

The keeping of animals inside or outside a dwelling as accessory to the dwelling. Examples include beekeeping, keeping poultry for household use, and the keeping of pigeons or other birds.

Antenna⁶⁴¹

A device affixed to a surface used for the purpose of transmission or reception of long-distance telecommunications signals via electromagnetic waves.

Antenna, Conventional Receive-Only⁶⁴²

An antenna whose purpose is to receive signals of both audio and video transmission.

Antenna, Satellite Dish⁶⁴³

All parabolic or spherical antennas whose purpose is to receive and/or transmit satellite signals of both audio and video transmission.

Antenna, Amateur Radio⁶⁴⁴

An antenna used for the purpose of transmission or reception of electromagnetic waves by federally licensed amateur radio or citizens band radio operators.

Antenna, Wireless Communication⁶⁴⁵

An antenna whose purpose is to receive signals of both audio and video transmission.

Amateur Radio Antenna Support Structure⁶⁴⁶

Any structure, mast, pole, tripod, or tower utilized for the purposes of supporting an antenna or antennas for the purpose of transmission or reception of electromagnetic waves by federally licensed amateur radio or citizens band radio operators.

Applicant⁶⁴⁷

An owner or other person with a legal property interest, including heirs, successors, and assigns, or an owner's authorized agent, who has filed an application for subdivision or development.

Aquaculture⁶⁴⁸

The commercial raising of marine animals and plants in an aquatic environment, including the processing of marine animals and plants and their byproducts.

Arcade⁶⁴⁹

A type of shopfront façade used on street-facing sides of a building that includes an attached colonnade creating an unobstructed covered passageway and habitable space above the ground-level floor.

Arterial Street

See "Street, Arterial."

⁶⁴⁰ New definition for a use in the current LDC but not defined.

⁶⁴¹ Carries forward and expands upon definition in Section 27-290.2(h)(1)(a).

⁶⁴² New definition for a use in the current LDC but not defined.

⁶⁴³ Carries forward definition in Section 27-290.2(a)(2).

⁶⁴⁴ New definition combines definitions of "Antenna" and "Amateur Radio Antenna Support Structure."

⁶⁴⁵ New definition for a use in the current LDC but not defined.

⁶⁴⁶ Carries forward definition in Section 27-290.2(h)(1)(b) of the current LDC.

⁶⁴⁷ Replaces definition in Section 27-43 of the current LDC.

⁶⁴⁸ New definition.

⁶⁴⁹ New definition.

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Auto Rental⁶⁵⁰

An establishment where new or used passenger automobiles are offered for short-term lease to the general public. Accessory uses may include car wash, cleaning and preparation, and minor vehicle repairs for rental vehicles only.

Automated Teller Machine (ATM)⁶⁵¹

A mechanized device operated by or on behalf of a bank or financial institution that allows customers to conduct automated banking or financial transactions.

B

Bakery⁶⁵²

A place where products such as bread, cake, and pastries are predominantly baked and sold retail on premises, and may be sold wholesale.

Bank⁶⁵³

Financial institution engaged in deposit banking and closely related functions such as the extension of credit by means of loans and investments, and fiduciary activities. An ATM may be included as an accessory use.

Bar or Lounge⁶⁵⁴

A commercial establishment whose principal business is the sale of alcoholic beverages for consumption on premises. Alcoholic beverage sales for on-premises consumption is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Bed and Breakfast⁶⁵⁵

A residential building or group of buildings where transient lodging unit accommodations without independent kitchen facilities are offered for rental by the day or week, and meal services are provided.

Blood Donor Center⁶⁵⁶

Any corporation, partnership or business that engages in the activity of receiving or taking blood, plasma, or any component of blood or plasma from human donors for monetary consideration.

Boathouse⁶⁵⁷

A structure designed and used solely for the storage of boats or boating equipment, that is located on or adjacent to a body of water, and that is not used for human habitation.

⁶⁵⁰ Replaces definition in Section 27-43 of the current LDC.

⁶⁵¹ New definition for a use in the current LDC but not defined.

⁶⁵² Carries forward definition in Section 27-43 of the current LDC for the term “Retail bakery.”

⁶⁵³ Carries forward definition in Section 27-43 of the current LDC and adds reference to accessory ATM.

⁶⁵⁴ Carries forward definition in Section 27-43 of the current LDC.

⁶⁵⁵ Carries forward definition in Section 27-43 of the current LDC.

⁶⁵⁶ Carries forward definition in Section 27-43 of the current LDC for the term “Blood donor center.”

⁶⁵⁷ New definition for a new use.

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Boat Dock⁶⁵⁸

A structure built over or floating on water used as a launching, landing, or mooring place for boats and for other recreational uses.

Building⁶⁵⁹

Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels, or property.

Building, Accessory⁶⁶⁰

A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the principal building.

Building, Principal⁶⁶¹

A building or group of buildings in which is conducted the principal use of the lot on which the building or buildings are located.

Building Code

The Florida Building Code, as adopted by the City in Chapter 5 of the City Code.

Building Official⁶⁶²

The officer or other designated authority, or a person delegated the authority of the Building Official, charged with the administration and enforcement of the Building Code.

Building Permit⁶⁶³

For purposes of this LDC, a permit which authorizes the construction of a new building, or the expansion of floor area or increase in the number of dwelling units contained in an existing building or a change of use.

Business Core District

An area in West Tampa that is characteristic of historic downtown districts where historic structures occupy much of the land area, leaving little space for off-street parking. This area is defined as East of Tampania Avenue, South of Columbus Drive, West of Albany Avenue, and North of Cypress Street in the City of Tampa.⁶⁶⁴

Business, Trade, or Vocational School⁶⁶⁵

A public or private school offering vocational or trade instruction—such as teaching of trade or industrial skills, clerical or data processing, barbering or hair dressing, computer or electronic technology, or artistic skills—to students, and that operates in buildings or structures or on premises on land leased or owned by the educational institution. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, and other facilities that further the educational mission of the institution.

⁶⁵⁸ New definition for a new use.

⁶⁵⁹ Carries forward definition in Section 27-43 of the current LDC.

⁶⁶⁰ Carries forward definition in Section 27-43 of the current LDC.

⁶⁶¹ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁶⁶² Carries forward definition in Section 27-43 of the current LDC with minor updates.

⁶⁶³ Carries forward definition in Section 27-43 of the current LDC.

⁶⁶⁴ New definition for a specific area within the WT-O district.

⁶⁶⁵ New definition that replaces the definitions in Section 27-43 of the current LDC.

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Business Services⁶⁶⁶

Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing; employment services; management and consulting services; protective services; office equipment rental and leasing (e.g., photocopy machines); repair service; commercial research; photo finishing; photocopying and printer services; and personal supply services.

C

Caliper⁶⁶⁷

The standard measurement used for nursery trees, in accordance with state Department of Agriculture and Consumer Services standards: 2017 Florida Grades and Standards for Nursery Plants. Caliper is the diameter of the trunk measured six inches above the ground, on trees with four inches caliper or less, and measured 12 inches above ground for trees with more than four inches caliper.

Camouflaged Structures⁶⁶⁸

Structures designed primarily to support commercial antennas but also designed to be integrated into the natural or built environment. Camouflaged structures can resemble a natural or man made structure through the use of less obtrusive antenna arrays, shape, color, and texture to cause an object to appear to become a part of something else in order to be compatible with the architectural elements of the surrounding properties, including bulk, massing, and scale. Camouflage does not mean “invisible.”

Catering Shop⁶⁶⁹

An establishment whose principal business is the preparation and provision of food served to the customer at a location off the premises, and which is licensed by the state as a caterer, catering service, commercial kitchen, or similar food-service type use. A catering shop may be accessory to a restaurant. A catering shop shall be appropriately licensed as a caterer, catering service, or similar food service-type use by the State of Florida.

Cemetery⁶⁷⁰

Land dedicated to, used, or intended to be used for the permanent interment or burial of the human or animal remains or cremated remains. A cemetery may any combination of land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated remains; and crematories or mortuaries, if operated in connection with and within the boundaries of a cemetery.

⁶⁶⁶ New definition for a new use; incorporates purpose of the former “Appliance and equipment repair” use as applies to businesses.

⁶⁶⁷ Updates definition in Section 27-43 of the current LDC.

⁶⁶⁸ Carries forward definition in Section 27-43 of the current LDC.

⁶⁶⁹ Updates definition in Section 27-43 of the current LDC to explicitly include use as a commercial kitchen.

⁶⁷⁰ Simplifies definition in Section 27-43 of the current LDC for the term “Cemetery.”

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Certificate of Occupancy⁶⁷¹

An official document evidencing that a building satisfies the City requirements for occupancy of a building.

Cigar Factory⁶⁷²

A commercial enterprise involved in the manufacturing, processing, distribution, and warehousing of cigar products.

City

The City of Tampa, Florida.

Clinic, Medical or Dental⁶⁷³

An establishment used for medical or dental care which is comprised of a variety of medical specialties and which has equipment on site to diagnose and administer treatment on an outpatient basis. This includes centers where surgical procedures which require local, regional, or general anesthesia are provided with a period of post-operative observation but where patients are intended to be admitted for more than 24 hours.

Club, Private⁶⁷⁴

An establishment operated by a corporation or association of persons for social, literary, political, educational, fraternal, or charitable purposes, but which is not operated for profit or to render a service which is customarily conducted as a business.

Collector Street

See “Street, Collector.”

College or University⁶⁷⁵

A degree-granting establishment that provides formal academic education and generally requires for admission at least a high school diploma or equivalent academic training, including colleges, community colleges, universities, technical institutes, seminaries, and professional schools (such as law or medicine). It may include classrooms, offices, student bookstores, performance facilities, dormitories, athletic facilities, and similar uses used to support educational activities.

Communications Tower, Commercial⁶⁷⁶

A ground mounted structure greater than 20 feet in height which is intended to support devices used for the transmitting or receiving of television, radio, or wireless telephone communications (excluding those used exclusively for dispatch communication, ham radio, and satellite dishes).

Community Garden⁶⁷⁷

An area of land managed and maintained by a group or a group of individuals to grow and harvest crops (food or non-food) for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals, or may be

⁶⁷¹ Carries forward definition in Section 27-43 of the current LDC.

⁶⁷² Carries forward definition in Section 27-43 of the current LDC.

⁶⁷³ Carries forward definition in Section 27-43 of the current LDC for the term “Clinic,” and adds an explicit reference to ambulatory surgical facilities.

⁶⁷⁴ Carries forward definition in Section 27-43 of the current LDC for the term “Club.”

⁶⁷⁵ Builds upon the definition in Section 27-43 of the current LDC for the term “College.”

⁶⁷⁶ Carries forward definition in Section 27-43 of the current LDC.

⁶⁷⁷ Carries forward definition in Section 27-43 of the current LDC for the term “Community garden, private” without the reference to private.

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farmed collectively by members of a group, and may include common areas maintained and used by group members.

Composting, Small-Scale⁶⁷⁸

An area that contains a compost tumbler or similar apparatus designed for the purpose of converting household kitchen and yard waste into fertilizer.

Comprehensive Plan

The Tampa Comprehensive Plan, adopted in accordance with Ch 163, Fla Stat.

Concurrency Management System⁶⁷⁹

The procedures and processes utilized by the city to determine that development permits and development orders, when issued, will not result in the reduction of the level of service standards as set forth in the Comprehensive Plan.

Convenience Store

See “Retail, Convenience.”

Correctional Facility⁶⁸⁰

A facility designed to house persons convicted of a crime, or for the custody of persons arrested for a crime and awaiting adjudication. Such facilities shall include community correctional centers, probation and restitution centers, vocational training centers, and forestry camps (all as defined by the State of Florida Department of Corrections), or local government jails or detention centers.

County

Hillsborough County, Florida.

CPTED⁶⁸¹

Crime Prevention through Environmental Design, a place-based approach that seeks to reduce crime and fear of crime by designing the built environment in ways that reduce opportunities for criminal activities. Design concepts that support CPTED principles include providing increased natural surveillance (a design concept around the ability to see and be seen in a particular space), controlling access, and maintaining property in a clean and ordered fashion.

Craft Distillery⁶⁸²

A licensed manufacturer of distilled spirits, in which the principal purpose is the production of spirits, including the fermentation, distilling, bottling and distribution of distilled spirits, in accordance with state law; that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises; and that has notified the Florida Division of Alcoholic Beverages and Tobacco in writing of its decision to qualify as a craft distillery. Accessory uses may include public tours and other similar tourist- or visitor-oriented activities. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and

⁶⁷⁸ New definition for a new use.

⁶⁷⁹ Carries forward definition in Section 27-43 of the current LDC.

⁶⁸⁰ Carries forward definition in Section 27-43 of the current LDC for the “Community facility” type of a Correctional facility. The term “major facility” is also defined as a prison facility designed for maximum security to house persons convicted of a crime. Because the distinction is not applied in the LDC, the separate definition of “major facility” is not carried forward.

⁶⁸¹ Replaces definition in Section 27-43 of the current LDC.

⁶⁸² Updates definition in Section 27-43 of the current LDC.

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the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Crematorium⁶⁸³

An establishment for the burning of human remains.

Cultural Facility⁶⁸⁴

The use of land, buildings, or structures by an incorporated not-for-profit entity, municipal, or other governmental agency to provide cultural services directly to the general public, including public libraries and museums.

D

Data Center⁶⁸⁵

A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, and enhanced security features.

Day Care, Home⁶⁸⁶

A day care and nursery located in the operator's principal residence which is licensed by the state Department of Children and Families to operate such a use if six or more children are cared for at one time.

Day Care and Nursery⁶⁸⁷

A use of land and buildings that provides care to children or adults away from their homes, and by persons other than family members, guardians, or custodians, and where a payment, fee, or grant is made for such care.

Day Care and Nursery, 5 or Fewer Attendees⁶⁸⁸

A day care and nursery where no more than five children or adults are receiving care at any one time.

Dead-end Street

See "Street, Dead-end."

Developer⁶⁸⁹

A person, property owner, partnership, corporation, or any legal entity who seeks to conduct land alteration, site clearing, filling, or construction of any type on a parcel of land described in a land use decision and/or any permit application.

⁶⁸³ Carries forward definition in Section 27-43 of the current LDC.

⁶⁸⁴ Carries forward definitions in Section 27-43 of the current LDC for the terms "Private cultural facility" and "Public cultural facility" with minor revisions.

⁶⁸⁵ New definition for a new use.

⁶⁸⁶ New definition for a new use.

⁶⁸⁷ Carries forward definition in Section 27-43 of the current LDC.

⁶⁸⁸ Simplifies definition in Section 27-43 of the current LDC.

⁶⁸⁹ Carries forward definition in Section 27-43 of the current LDC.

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Development⁶⁹⁰

The carrying out of any building activity or the making of any material change to any structure or the natural surface of the land. For the purposes of this chapter, development shall include the following activities or uses:

1. A reconstruction or alteration of the size of a structure;
2. A change in the intensity of use of land such as an increase in the number of dwelling units in a structure or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure;
3. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; and
4. Activities that change or disturb the natural surface of the land such as clearing, grading, excavating, and filling.

Development Coordination Manager⁶⁹¹

The Manager of the Development Coordination Division charged with the administration and enforcement of this LDC, or the duly authorized representative of the Manager. See also Section 2.3.1, Development Coordination Manager.

Distribution Center⁶⁹²

An enclosed structure for the loading, unloading, and storage of goods for distribution or transfer to another location.

Doggie Day Care⁶⁹³

A facility where dogs may socialize and be groomed, trained, or exercised, and socialized during the day, for compensation, but not kept overnight, bred, sold, or let for hire.

Dog Grooming⁶⁹⁴

An establishment that provides bathing and trimming services for small or domestic animals only on a commercial basis. This use does not include overnight boarding.

Drive-through⁶⁹⁵

The provision of goods or services through a special window or station to customers directly from their cars and leave after receiving the service. Use types that commonly use drive-through facilities include restaurants, banks, and pharmacies.

Dry Cleaning Plant⁶⁹⁶

An establishment that provides dry-cleaning, dyeing, or laundering services, on a large scale, for institutions, businesses, or other such establishments. A large dry cleaning use may provide services to individual customers and may provide retail services such as drop-off and pick-up.

⁶⁹⁰ Carries forward definition in Section 27-43 of the current LDC.

⁶⁹¹ New definition of the individual responsible for administration and enforcement of this LDC.

⁶⁹² New definition for a new use.

⁶⁹³ New definition for a new use.

⁶⁹⁴ New definition for a new use.

⁶⁹⁵ Replaces definition for drive-in window in Section 27-43 of the current LDC.

⁶⁹⁶ Carries forward definition in Section 27-43 of the current LDC for the term "Dry-cleaning plant, large."

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9.2.7. Distance Between Lots, Uses, and Districts

Dwelling, Cottage Home Development⁶⁹⁷

A residential development that combines a group of small individually owned or rented single-family detached dwelling units on a single parcel of land that are oriented around a shared open space for communal use by the residents of the development and may include a shared parking area and/or a shared community building.

Dwelling, Courtyard Multifamily⁶⁹⁸

A multifamily dwelling development that complies with the standards of Section 4.2.4A(5), Dwelling, Courtyard Multifamily.

Dwelling, Four-Family (Fourplex)⁶⁹⁹

A structure containing four dwelling units that are stacked vertically above one another or attached by side and rear walls or both.

Dwelling, Live/Work⁷⁰⁰

A building or portion of a building combining a dwelling unit for one or more persons with an integrated work space principally used by one or more of the dwelling unit residents. The work space is on the first floor of the building, and the dwelling unit on the second story and/or third story above the work space.

Dwelling, Multifamily⁷⁰¹

A structure containing seven or more attached dwelling units either stacked vertically above one another or attached by side and rear walls or both.

Dwelling, Single-Family Attached⁷⁰²

A group of between three and eight attached dwelling units that are arranged side-by-side and separated from each other by continuous vertical party walls without openings for human passage or visibility from basement floor to roof, with no dwelling unit directly above another, and each unit having separate entrances from the outside.

Dwelling, Single-Family Detached⁷⁰³

A structure containing one dwelling unit with open space on all sides.

Dwelling, Six-Family (Sixplex)⁷⁰⁴

A structure containing six dwelling units that are stacked vertically above one another or attached by side and rear walls or both.

Dwelling, Three-Family (Triplex)⁷⁰⁵

A structure containing three dwelling units that are stacked vertically above one another or attached by side and rear walls or both.

⁶⁹⁷ New definition.

⁶⁹⁸ New definition.

⁶⁹⁹ New definition.

⁷⁰⁰ New definition.

⁷⁰¹ Carries forward definition in Section 27-43 of the current LDC

⁷⁰² Updates the definition of the use in the current LDC.

⁷⁰³ Carries forward definition in Section 27-43 of the current LDC.

⁷⁰⁴ New definition.

⁷⁰⁵ New definition.

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Dwelling, Two-Family⁷⁰⁶

A structure containing two dwelling units, with open space on all sides. The units may be stacked on top of each other (also known as a stacked two-family), or side-by-side (also known as a side-by-side or semi-detached dwelling).

Dwelling Unit⁷⁰⁷

A room or group of rooms forming a single independent habitable unit used for or intended to be used for living, sleeping, sanitation, cooking and eating purposes by one family only; for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary and sleeping facilities.

E

Easement⁷⁰⁸

Any strip or portion of land created by a developer for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which remains in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Emergency Shelter⁷⁰⁹

A facility that provides temporary residential housing, rooming-or dormitory-style (with or without board), for persons who would otherwise be homeless or are in need of shelter from abuse. The facility may include shared recreational or dining areas, offices, and facilities that assist persons in finding permanent housing.

Employee⁷¹⁰

A person who works for financial or other form of compensation, including, but not limited to, the owner or owners of the establishment.

Explosive Manufacturing and Storage⁷¹¹

An establishment engaged in the bulk storage, distribution, or manufacturing of explosive, hazardous, toxic chemical, and extreme high or low pH solution, including the storage of fireworks and similar items.

Extended Family Residence⁷¹²

A dwelling unit accessory to a single-family detached dwelling designed to provide independence and privacy by allowing a separate bedroom, bathroom, dining area, and kitchen for up to two family members.

⁷⁰⁶ Carries forward definition in Section 27-43 of the current LDC with revisions for clarity. Consolidated with the single-family semi-detached use (which was a side-by-side two-family use).

⁷⁰⁷ Carries forward definition in Section 27-43 of the current LDC.

⁷⁰⁸ Carries forward definition in Section 27-43 of the current LDC.

⁷⁰⁹ Builds on definition in Section 27-43 of the current LDC.

⁷¹⁰ Carries forward definition in Section 27-43 of the current LDC.

⁷¹¹ Consolidates definitions of “explosive manufacturing and storage” and “hazardous materials” in Section 27-43 of the current LDC.

⁷¹² Carries forward definition in Section 27-43 of the current LDC with updates to make clear it can be a separate structure.

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F

FAA

The Federal Aviation Administration.

Family⁷¹³

Any number of people related by blood, marriage, legal guardianship, or adoption or not more than four unrelated persons living together as a single housekeeping unit, using a single facility in a dwelling unit for culinary purposes, and may include up to eight domestic, companion, utility, or assistance animals, or combination thereof. The term “family” shall not be construed to include a group living arrangement such as a fraternity or sorority, club, rooming house, or institutional group.

FEMA

Federal Emergency Management Agency

FDOT

The Florida Department of Transportation.

Florida Building Code

See “Building Code.”

Florida Greenbook

The Manual of Uniform Minimum Standards for Design, Construction and Maintenance, for Streets and Highways, published by FDOT, 2016 edition, as amended.

Flood Insurance Rate Map (FIRM)⁷¹⁴

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.

Food Truck⁷¹⁵

Any vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

Foot-candle⁷¹⁶

A measure of illumination, equal to the amount of illumination provided by one lumen uniformly distributed on one square foot of surface.

Forecourt⁷¹⁷

A recessed courtyard or open space with street-facing edges including elements supportive of urban gathering such as seating, outdoor dining, public art, gardens, or formal entryways

⁷¹³ Carries forward definition in Section 27-43 of the current LDC with minor revisions for clarity.

⁷¹⁴ From Section 5-121.182 of the City Code.

⁷¹⁵ Simplifies definition in Section 27-43 of the current LDC.

⁷¹⁶ Carries forward definition in Section 27-43 of the current LDC.

⁷¹⁷ New definition.

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9.2.7. Distance Between Lots, Uses, and Districts

Forecourt, Interior⁷¹⁸

The portion of a forecourt that is recessed beyond the build-to-zone to form an open-air courtyard.

Fraternity or Sorority⁷¹⁹

A dwelling or combination of dwellings on a single lot occupied by and maintained exclusively for college, university, or professional school students who are affiliated with a social, honorary, or professional organization recognized by the college, university, or professional school. Such establishments provide social and leisure facilities primarily for student members (with visits by alumni and guests) and may provide meals.

Freestanding Emergency Room⁷²⁰

A facility that provides emergency medical care to the general public, and that is not attached to a hospital and located outside of a regular hospital campus.

Freeway

See “Street, Freeway.”

Funeral Parlor⁷²¹

An establishment engaged in preparing human remains for burial and conducting funerals and cremating human remains.

G

Garage/Carport⁷²²

A structure used or designed for the parking and storage of motor vehicles or boats. A garage is an enclosed building whereas a carport is a roofed structure open on one or more sides. Garages and carports are commonly attached to and considered part of a dwelling or other principal building, or may exist as a detached accessory structure.

Gas Station⁷²³

A commercial establishment which sells gasoline or diesel fuel directly to the consumer. This use may include a convenience store but does not include vehicle repair. The rental of trucks or trailers may be permitted as an accessory use. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

General Assembly⁷²⁴

A privately-owned facility for social, educational, worship, or recreational purposes. Accessory uses may include offices, meeting areas, food preparation areas, concessions, parking, nonpublic schools, and maintenance facilities.

⁷¹⁸ New definition.

⁷¹⁹ Carries forward definition in Section 27-43 of the current LDC with a minor revision for clarity.

⁷²⁰ New definition for a new use, requested by staff.

⁷²¹ Carries forward definition in Section 27-43 of the current LDC.

⁷²² New definition.

⁷²³ Simplifies definition in Section 27-43 of the current LDC for the term “Retail sales, gasoline.”

⁷²⁴ New definition for a use in the current LDC but not defined.

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9.2.7. Distance Between Lots, Uses, and Districts

Generator⁷²⁵

A backup power system used to provide electrical power during emergencies when the primary electrical system is not functioning. A generator includes the stand on which the generator is placed.

Greenhouse or Hoophouse⁷²⁶

A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants. Hoophouses are similar to greenhouses, but are often temporary in nature and constructed of plastic.

Green Roof⁷²⁷

A roof of a structure that is partially or completely covered with vegetated landscape built up from a series of layers. Vegetation on green roofs is planted in a growing substrate (a specially designed soil substitution medium) that may range in depth, depending on the weight capacity of the structure's roof and the aims of the design.

Group Living Facility⁷²⁸

Any building, residence, or other place, whether operated for profit or not, which provides housing, food, and other personal care services to persons not related to the owner or operator by blood, marriage, or adoption, and licensed, certified, or approved by the state Department of Health and Rehabilitative Services. The personal care services provided in the group care facility may include, but are not limited to, personal assistance with bathing, dressing, ambulation, supervision of self-administered medication, transportation, emotional security, and any other related service, but does not include nursing or medical treatment. A group care facility does not include rooming or boarding homes, fraternities, sororities, clubs, monasteries or convents, hotels, emergency shelters, recovery homes, or nursing homes, or use by persons who are in need of a Structured Environment. There are three types of group living facilities:

Group Living Facility, 6 or fewer residents⁷²⁹

A group living facility that serves six or fewer residents that are unrelated to the caregiver and that is licensed by the state Department of Health and Rehabilitative Services as a type of community residential home.

Group Living Facility, Small

A group living facility that serves between seven and 19 people unrelated to the caregiver.

Group Living Facility, Large

A group living facility that serves 20 or more people unrelated to the caregiver.

Guyed Tower⁷³⁰

A vertical support structure which consists of metal crossed strips or bars, and is steadied by wire guys around the tower.

⁷²⁵ New definition for a use in the current LDC that is not defined.

⁷²⁶ New definition for a new Residential use.

⁷²⁷ New definition for a new use.

⁷²⁸ Builds in definition of congregate living facility uses in Section 27-43 of the current LDC.

⁷²⁹ Carries forward definition in Section 27-43 of the current LDC that applies to congregate living facilities with six or fewer residents.

⁷³⁰ Carries forward definition in Section 27-43 of the current LDC.

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9.2.7. Distance Between Lots, Uses, and Districts

H

Helistop⁷³¹

An area, either at ground level or elevated on a structure, licensed or approved for the loading, landing, and takeoff of helicopters. A heliport additionally includes auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

Hedge⁷³²

A close planting of shrubs which forms a compact, dense, living barrier which protects, shields, separates, and/or demarcates an area from view, and which is 80 percent opaque within 12 months after planting.

Highway

See “Street, Freeway.”

Home Based Business⁷³³

An occupation conducted, as an accessory use in a dwelling unit, in a manner clearly incidental and accessory to the Residential use.

Home Garden⁷³⁴

An on-site garden planted by an owner or occupant of a Household Living use for the purpose of growing vegetables or fruit for consumption by occupants of the site only.

Hospital⁷³⁵

An institution providing physical and mental health services primarily for human inpatient medical or surgical care for the sick or injured, including related facilities such as laboratories, outpatient services, training facilities, central service facilities, and staff offices. A hospital may also include accessory uses such as a cafeteria, gift shop, and similar facilities.

Hotel⁷³⁶

A building or group of buildings containing in combination 10 or more transient lodging units offered for rental by the day or week. Accessory uses to a hotel or motel may include a restaurant, bar/lounge, meeting rooms, and outdoor recreational areas. Alcoholic beverage sales for on-premises consumption is permitted for hotels with more than 100 rooms only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Table 4.2.2-A: Principal Use Table, and Section 4.4.4E, Hotel with More Than 100 Rooms.

⁷³¹ Carries forward definitions in Section 27-43 of the current LDC for the terms “Heliport” and “Helistop.” Because the heliport and helistop uses are defined together and apply in the same districts, the distinction between the two was not carried forward.

⁷³² Carries forward definition in Section 27-43 of the current LDC.

⁷³³ Carries forward definition in Section 27-43 of the current LDC.

⁷³⁴ New definition for a new use.

⁷³⁵ Carries forward definition in Section 27-43 of the current LDC and adds additional clarity about other uses that may take place in the use.

⁷³⁶ Simplifies definition in Section 27-43 of the current LDC for the term “Hotel or motel.”

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9.2.7. Distance Between Lots, Uses, and Districts

I

Incidental⁷³⁷

Occurring or likely to occur as a minor or subordinate (less than the majority) event, circumstance, item, or expense.

Industrial Districts

The following districts: IN and PD or PD-A districts where more than 65 percent of the gross floor area is dedicated to uses in the Industrial use classification.

Irrigation System⁷³⁸

A permanent, artificial watering system designated to transport and distribute water to landscape plants.

J

Junkyard⁷³⁹

Any area, lot, land, parcel, building, or structure or part thereof used for the storage, collection, processing, dismantling, purchase, sale, or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or unregistered, inoperable motor vehicles or other type of junk.

K

Kennel⁷⁴⁰

A site on which house dogs, cats, or other household pets at least six months of age more than six months of age, are kept, groomed, bred, boarded, trained, and/or sold. A kennel may be a principal use or an accessory use to a general retail use, such as a pet store.

L

Laboratory, Medical or Dental⁷⁴¹

A facility intended to be a support service to dental, optical, and medical offices by providing diagnostic analysis of patient's medical tests (such as blood test urinalysis, CT scan, PET scan, X-ray or other medical tests related to diagnostic treatment) or producing such items as dentures, caps, bridges, and optical prescriptions.

Landfill⁷⁴²

Land used for the disposal of waste, excluding hazardous waste.

⁷³⁷ Carries forward definition in Section 27-43 of the current LDC.

⁷³⁸ Replaces definition in Section 27-43 of the current LDC—the amount of landscaping that is required to be covered by the system will be addressed in development standards.

⁷³⁹ Carries forward definition in Section 27-43 of the current LDC, except this sentence has not been carried forward: “For purposes of this definition, the storage of junk is not limited to a specific time.”

⁷⁴⁰ Consolidates definitions in Section 27-43 of the current LDC for the term “Kennel, large” and “Kennel, small,” but limits kennels to the keeping of limited household pets, and notes it can be accessory to a general retail use.

⁷⁴¹ Carries forward definition in Section 27-43 of the current LDC.

⁷⁴² Carries forward definition in Section 27-43 of the current LDC.

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Lattice Tower⁷⁴³

A wireless communication support structure that consists of metal crossed strips, bars, or braces, forming a tower which may have three, four, or more sides.

Laundromat, Accessory⁷⁴⁴

An establishment where coin-operated or pay-per-use automatic washing machines, clothes dryers, or dry-cleaning machines are provided for use as accessory to a principal use.

Life Care Treatment Facility⁷⁴⁵

[no definition]

Limited Oil/Fuel/Gas Distribution⁷⁴⁶

The distribution, for compensation, of fuel oil or bottled gases such as propane or liquid petroleum in containers no greater than five gallons in volume.

Local Street

See “Street, Local.”

Lodging Unit, Transient⁷⁴⁷

A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes, with or without independent kitchen facilities, occupied or intended to be occupied by individuals without permanent residency within the City. It is presumed that the lodging unit is not the sole residence of the occupant.

Lodging Unit, Non-Transient⁷⁴⁸

A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes, without independent kitchen facilities. It is presumed that the lodging unit is the sole residence of the occupant(s).

Lot

See Section 9.2.1, Lots.

Lux⁷⁴⁹

A metric measure of illumination, equal to approximately one-tenth (1/10) of a foot candle.

M

Maintenance or Storage Facility⁷⁵⁰

Land, buildings, or structures devoted primarily to the maintenance or storage of equipment and materials.

⁷⁴³ Carries forward definition in Section 27-43 of the current LDC.

⁷⁴⁴ New definition for a new use.

⁷⁴⁵ Definition to be developed (use in current LDC that is not defined).

⁷⁴⁶ New definition for a new use.

⁷⁴⁷ Carries forward definition in Section 27-43 of the current LDC.

⁷⁴⁸ Carries forward definition in Section 27-43 of the current LDC.

⁷⁴⁹ Carries forward definition in Section 27-43 of the current LDC.

⁷⁵⁰ Carries forward definition in Section 27-43 of the current LDC.

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9.2.7. Distance Between Lots, Uses, and Districts

Major Renovation⁷⁵¹

Any construction, reconstruction, structural alteration, expansion, enlargement, or remodeling where the total cost of such construction, reconstruction, structural alteration, expansion, enlargement, or remodeling over any two-year period exceeds 50 percent of the property's assessed value.

Manager

The Development Coordinator Manager, who is responsible for administration of this LDC.

Manufacturing, Heavy⁷⁵²

An establishment whose principal purpose is the mechanical or chemical transformation of materials or substances into new products, including the bulk storage of raw materials, but may emit noise, vibration, dust, odor, or pollutants. Activities include manufacturing, assembly and fabrication, including large scale or specialized industrial operations, processing, and compounding of semi-finished products from raw material in bulk form to be used in an industrial operation. Accessory uses may include office facilities and eating and drinking establishments intended for the employees of the site.

Manufacturing, Light⁷⁵³

An establishment whose principal purpose is the manufacturing, assembling, compounding, processing, packing, baling, repairing, storage or distribution of products made from previously prepared basic materials, such as bond, cloth, cork, fiber, leather, paper, plastics, metals (not involving punch presses over 50 tons rated capacity), stones, tobacco, wax, yarns, or wood (except where sawmills or planning mills are employed). Examples of light manufacturing activities include, adhesives; apparel and similar finished products; automatic merchandising and amusement machines; bakery goods, candy, ice cream and other food products; nonalcoholic beverages; canvas goods; electric equipment for internal-combustion engines and kindred electric components and products; furniture (metal or wood); glass products; instruments, professional and scientific; jewelry; jewelers' findings and materials; leather products; luggage musical instruments; novelties; office equipment; orthopedic and medical appliances; small paper products such as envelopes, stationery, bags, boxes, and wallpaper printing; photographic and optical goods; plaster of paris and paper-mache products; plastic products, but not including the processing of raw materials; pottery, figurines and other ceramic products from previously prepared minerals and earth; radio, radar, television, electrical and electronic equipment; rubber products, excluding tires; small appliances; watches and clocks; wood products, provided that all operations and storage are within an enclosed building; and x-ray apparatus. This use does not include a microbrewery. Accessory uses may include office facilities and eating and drinking establishments intended for the employees of the site.

Marina⁷⁵⁴

A facility for storing, berthing, securing, and launching of private pleasure craft, and which may also include the sale of fuel, incidental supplies, and minor repairs.

⁷⁵¹ Updates for clarity the definition in Section 27-43 of the current LDC.

⁷⁵² Carries forward definition in Section 27-43 of the current LDC.

⁷⁵³ Carries forward definition in Section 27-43 of the current LDC.

⁷⁵⁴ Carries forward definition in Section 27-43 of the current LDC.

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9.2.7. Distance Between Lots, Uses, and Districts

Material Recovery Facility and Recycling⁷⁵⁵

The use of any land for the purpose of recycling, processing, and sale of used/recycled building materials, automotive vehicle/vessel parts, computer components, or residential/commercial appliances, in accordance with local, state, and federal law. For purposes of this use, processing means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and manufacturing. Uses may take place outside or within a building.

Maximum Extent Practicable⁷⁵⁶

No feasible or practical alternative exists, as determined by the decision-maker, and all possible efforts to comply with the standards or regulation to minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent practicable." Constraints to full compliance that are self-created by the owner or previous owner of the land, such as those created by prior platting, development, or design decisions, shall not be considered sufficient justification for a determination that no feasible or practical alternative exists.

Medical Marijuana⁷⁵⁷

All parts of any plant of the genus *Cannabis*, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including low-THC cannabis, which are dispensed from a Medical Marijuana Treatment Clinic for medical use by a qualified patient.

Medical Marijuana Dispensary⁷⁵⁸

Any area designated or used by a Medical Marijuana Treatment Clinic or approved by the state Department of Health for the dispensing at retail of low-THC cannabis, medical cannabis, and cannabis delivery devices.

Medical Marijuana Processing Facility⁷⁵⁹

Any area designated or used by a Medical Marijuana Treatment Clinic or approved by the state Department of Health for the processing or cultivation of medical cannabis.

Medical Marijuana Treatment Center⁷⁶⁰

An entity that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their caregivers and is registered by the state Department of Health.

⁷⁵⁵ Replaces the definition of "Material Recovery Facility" from Section 27-43 of the current LDC with the definition of "Recycling-Materials and Goods" after discussion with staff to combine the two uses. In the current LDC, "Recycling-Materials and Good" includes material recovery facilities.

⁷⁵⁶ New definition.

⁷⁵⁷ Carries forward definition in Section 27-43 of the current LDC.

⁷⁵⁸ Carries forward definition in Section 27-43 of the current LDC.

⁷⁵⁹ Carries forward definition in Section 27-43 of the current LDC.

⁷⁶⁰ Carries forward definition in Section 27-43 of the current LDC.

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9.2.7. Distance Between Lots, Uses, and Districts

Microbrewery⁷⁶¹

An establishment in which the principal purpose is the production of malt liquors or beer, including the fermentation, bottling and distribution of beer, and which includes accessory uses that are tourist-oriented, such as tours of the microbrewery, retail sales of beer and related food products. There are two microbrewery uses—a microbrewery that brews up to 60,000 barrels of malt liquors or beer annually, and a microbrewery that brews more than 60,000 up to 200,000 barrels of malt liquors or beer annually. A restaurant is permitted as another principal use associated with the microbrewery use. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Mixed-Use Districts

The following districts: MU-N, MU-C, MU-R, YC-MU-R, YC-MU, RSE, RSS, RSU, RMF, YC-R, SH-R, SH-MF, CBD, and CD. Planned development (PD, PD-A, YC-PD, and SH-PD) districts where no use category makes up a majority of the uses are also mixed-use districts.

Model Dwelling Unit⁷⁶²

A dwelling, dwelling unit, or other marketable unit of a new development that is used for real estate sales or leasing activities associated with the development pending construction of the development and the initial sales of dwellings or units in the development.

Monopole⁷⁶³

A vertical support structure, consisting of a single vertical metal, concrete, or wooden pole, typically round or square, and driven into the ground or attached to a foundation.

N

Nonresidential Districts

Districts that are not Residential districts.

Neighborhood Main Street⁷⁶⁴

Streets in the East Tampa Overlay District that are characteristic of historic downtown districts where historic structures occupy much of the land area leaving little space for off-street parking. These streets include North 15th Street from East 14th Avenue going north to East Dr. Martin Luther King Jr. Blvd., North 22nd Street from East 14th Avenue going north to East Dr. Martin Luther King Jr. Blvd., North 29th Street from East 15th Avenue going North to East Dr. Martin Luther King Jr. Blvd., and North 34th Street from Interstate 4 going north to East Ellicott.

Non-Transient Lodging Unit

See “Lodging Unit, Non-Transient.”

⁷⁶¹ Carries forward definition in Section 27-43 of the current LDC and describes the two types of microbrewery uses.

⁷⁶² New definition for a use in the current LDC.

⁷⁶³ Carries forward definition in Section 27-43 of the current LDC.

⁷⁶⁴ New definition for a set of streets in the ET-O district. The reference to the East Tampa Strategic Action Plan is removed at staff's direction.

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9.2.7. Distance Between Lots, Uses, and Districts

Nursing, Convalescent, and Extended Care Facility⁷⁶⁵

An institution, building, residence, private home or other place, whether operated for profit or not, operated by a private or government organization, which undertakes through its ownership or management to provide nursing care, personal care, or custodial care for more than twenty 20 persons not related to the owner or manager by blood or marriage, who by reason of illness, physical infirmity or advanced age require such services. but shall not include any place providing care and treatment primarily for the acutely ill.

O

Office⁷⁶⁶

Establishments that provide executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include government, real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, medical, dental, and similar offices. Accessory uses may include cafeterias, health facilities, game or activity areas, parking, or other amenities primarily for the use of employees in the business or building.

Outdoor Mechanical Equipment, Residential

Electric generators and accessories, utility meters, swimming pool heaters and pumps, and other similar features.

Outdoor Seating Establishment⁷⁶⁷

An outdoor dining area accessory to a restaurant, located on private property that has obtained all necessary City permits to operate and provides waiter or waitress service and contains readily removable tables, chairs or railings, and is open to the air, except that it may have retractable awnings or umbrellas, or other nonpermanent covers.

Outdoor Storage⁷⁶⁸

The storage or keeping, outside of a completely enclosed building, of any materials, goods, merchandise, equipment, or vehicles.

P

Package Pickup Locker⁷⁶⁹

A structure with individual locked containers that are used for the delivery of packages from retailers or delivery companies, which can be opened by the intended recipient using a passcode or other means of identification, and which can be placed inside or outside a building.

Package Sales⁷⁷⁰

The sale of alcoholic beverages in sealed containers for consumption off the premises where the beverages are sold.

⁷⁶⁵ Carries forward definition in Section 27-43 of the current LDC but removes reference

⁷⁶⁶ New definition.

⁷⁶⁷ New definition.

⁷⁶⁸ Carries forward definition in Section 27-43 of the current LDC.

⁷⁶⁹ New definition for a new use.

⁷⁷⁰ New definition based off existing definitions in Section 27-43 of the current LDC.

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9.2.7. Distance Between Lots, Uses, and Districts

Park⁷⁷¹

An area used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty. A public park that includes athletic fields, swimming pools, playgrounds, and similar facilities is included in this definition. This use does not include commercially operated or private recreation facilities included in the Recreation and Entertainment subcategory in the Commercial uses classification.

Parking, Interim⁷⁷²

The principal use of property for the parking of vehicles for a period of no more than five years.

Parking, Special Event⁷⁷³

The use of a vacant lot for off-street vehicular parking in conjunction with a special event, in accordance with the terms in this LDC.

Parking Lot or Structure (as Principal Use)⁷⁷⁴

Any surface parking lot or parking lot at which the parking of vehicles is the principal use of the property.

Participating Organization⁷⁷⁵

An organization that has an interest in land development decisions made within the City of Tampa. To qualify as a participating organization, the organization shall either be (1) an Officially Registered Neighborhood Association with the City's Neighborhood and Community Relations office or (2) after March 31, 2011, an incorporated not-for-profit entity or condominium association as evidenced by a valid certificate of status issued by the Department of State. A participating organization is required to appoint an authorized representative to receive mailed notice and to act on behalf of the participating organization.

Personal Services⁷⁷⁶

An establishment that provides services associated with personal grooming, personal instruction or education, the maintenance of fitness, health and well-being, or the rental, servicing, maintenance, or repair of consumer goods. This use includes but is not limited to yoga centers, beauty salons, barbers and hairdressers, meditation centers, massage centers, dry cleaning and laundry shops, tailors, shoe repair, and electronics repair shops, but do not include motor vehicle, recreational vehicle, or heavy equipment repair or rental.

Permit⁷⁷⁷

An official document issued by the City that authorizes performance of a specific activity.

Person⁷⁷⁸

The meaning provided in Sec. 1.01, Fla Stat.

⁷⁷¹ New definition, for a new use.

⁷⁷² Carries forward definition in Section 27-43 of the current LDC.

⁷⁷³ Simplifies definition in Section 27-43 of the current LDC.

⁷⁷⁴ Carries forward definition in Section 27-43 of the current LDC for the term "Parking, principal."

⁷⁷⁵ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁷⁷⁶ Replaces definition in Section 27-43 of the current LDC and incorporates personal repair element of the "Appliance repair" use.

⁷⁷⁷ Updates definition in Section 27-43 of the current LDC.

⁷⁷⁸ New definition for a term used in the current LDC that is not defined.

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9.2.7. Distance Between Lots, Uses, and Districts

Pest Control Service⁷⁷⁹

An establishment primarily engaged in providing services relating to the inspection, control, and extermination of vermin and other pests.

Petroleum Storage or Processing⁷⁸⁰

The storage or processing of petroleum, flammable and combustible liquids, and gas.

Portable Accessory Structure⁷⁸¹

A structure without a permanent foundation that is capable of being moved intact. Trailers, mobile homes, tractor trailers, and recreational vehicles⁷⁸² shall not be considered portable accessory structures.

Portable Storage Container⁷⁸³

A container that is designed and rented or leased for the temporary storage of commercial, industrial, or residential household goods and that does not contain a foundation or wheels for movement. This use includes shipping containers that can be transported by mounting on a chassis, and “POD” type boxes that can be transported on a flatbed or other truck. This use does not include prefabricated sheds that are not designed for transport after erection, or commercial trailers used by construction or other uses in the regular performance of their business.

Pharmacy⁷⁸⁴

An establishment that offers for retail sale prescription and nonprescription drugs and medicines, prosthetic devices, and medical and dental supplies.

Plat⁷⁸⁵

A map or delineated representation of the subdivision of lands that is an exact representation of the subdivision, and includes other information required for the subdivision of land in accordance with this LDC, and may include the terms “replat,” “amended plat,” or “revised plat.”

Printing and Publishing⁷⁸⁶

An establishment primarily engaged in preparing, publishing, and printing newspapers, periodicals, books, and pamphlets.

Preconstruction Sales Office⁷⁸⁷

A structure temporarily used for the lease or sale of dwelling units located within a particular multifamily residential development.

Principal Entrance⁷⁸⁸

The place of ingress and egress to a building, parcel, or development used most frequently by the public and typically located at the architectural front of the building.

⁷⁷⁹ New definition for a term used in the current LDC that is not defined.

⁷⁸⁰ Carries forward definition in Section 27-43 of the current LDC.

⁷⁸¹ Carries forward definition in Section 27-290(3) of the current LDC.

⁷⁸² Recreational vehicles are added to this list from Sections 27-290(3)(d) and 27-290(4)(d) as a method to address inappropriate use of a recreational vehicle as a dwelling, as discussed with staff.

⁷⁸³ New definition for a new use.

⁷⁸⁴ Carries forward definition in Section 27-43 of the current LDC.

⁷⁸⁵ Carries forward definition in Section 27-43 of the current LDC with minor updates for clarity.

⁷⁸⁶ Carries forward definition in Section 27-43 of the current LDC.

⁷⁸⁷ New definition for a use in the current LDC.

⁷⁸⁸ New definition to clarify what the principal entrance is in Overlay District building design standards.

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9.2.7. Distance Between Lots, Uses, and Districts

Private Pleasure Craft⁷⁸⁹

A vessel which is privately owned or leased primarily for recreational purposes, not including commercial, official, or scientific vessels. Private pleasure craft may or may not contain facilities qualifying them as dwelling units.

Private Pleasure Craft Used as Residence⁷⁹⁰

A structure designed as a dwelling unit constructed on a float that is moored, anchored or otherwise usually secured in waters, and is fitted with a motor for use for leisurely cruising.

Produce Stand, Accessory to Community Garden⁷⁹¹

A structure used for the sale of agricultural or horticultural or other products, or the sale of fruits, vegetables, plants, or cut flowers, on the site of a farm or community garden.

Public Realm Zone⁷⁹²

For purposes of the CBD district, the area between the existing back of curb of a street (or edge of pavement if no curb exists) and the front (vertical plane) of buildings.

Public Use Facility⁷⁹³

The use of land, buildings or structures by a municipal or other governmental agency to provide protective, administrative, social and recreational services directly to the general public, including police and fire stations, municipal buildings, community centers, public parks and any other public facility providing the above services, but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and not including public cultural facilities or public service facilities.

R

Radio/TV Studio⁷⁹⁴

A facility for the production and broadcast of radio and/or television programs, including such elements as offices, dressing rooms, broadcast and taping studios, file rooms, set storage and construction areas, receiving facilities and transmitting facilities operating on other than the commercial or public AM, FM, television or international shortwave broadcast frequencies for the purpose of relaying radio and/or television signals between the radio/TV studio and a radio/TV transmitter site or communications satellites, mobile broadcast units, microwave relay facilities or other such facilities, the use and accessibility of which are limited to the broadcast industry.

Radio/TV Transmitter Site⁷⁹⁵

A facility consisting of antennas and transmitters for sending audio and visual programs to the public. Broadcast studios and administrative or business offices are not allowed.

⁷⁸⁹ Simplifies definition in Section 27-43 of the current LDC for the term. The distinction between minor and major craft is not used in the current LDC and therefore not carried forward.

⁷⁹⁰ New definition for a use included in the current LDC but not defined.

⁷⁹¹ New definition for a new use

⁷⁹² Carries forward definition in Table 182.1 of Section 27-182 of the current LDC.

⁷⁹³ Carries forward definition in Section 27-43 of the current LDC.

⁷⁹⁴ Carries forward definition in Section 27-43 of the current LDC.

⁷⁹⁵ New definition for a use in the current LDC.

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Rainwater Cistern or Barrel⁷⁹⁶

A catchment device to capture rain water from a roof or other surface before it reaches the ground, and which may be located either above or below ground level.

Reconstruction⁷⁹⁷

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, buildings, structure, or object for the purpose of replicating its appearance at a specific period of time and its historic location.

Recovery Home⁷⁹⁸

A group residential facility providing room, board, and professional services to individuals in need of a Structured Environment. The facility provides board, lodging, supervision, medication, counseling, or other diagnostic or therapeutic services and is licensed by the state. A recovery home does not include rooming or boarding homes, group living facilities, family care homes, nursing homes, hospitals, emergency shelters, emergency shelter homes, or foster homes, or by persons who are in need of a Structured Environment. There are two types of recovery homes:

Recovery Home A

A recovery home that serves no more than eight people.

Recovery Home B

A recovery home that serves between nine and 16 people.

Rehabilitation⁷⁹⁹

The act or process of returning a building, improvement, object, structure, or site to a state of utility, through repair, alteration, or addition, which makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural, and cultural values.

Recreation Facility, Commercial Indoor⁸⁰⁰

Any establishment operated as a commercial enterprise in which facilities directly related to indoor recreation are provided for all or any of the following: indoor swimming pools; indoor tennis, pickleball, or basketball courts; general fitness; amusement arcades; bowling alleys; skating rinks; billiards; and theaters (including movie theaters). The use may include accessory uses such as refreshment stands, equipment sales, or rentals. Alcoholic beverage sales for on-premises consumption is permitted for bowling alleys with 12 or more lanes only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Table 4.2.2-A: Principal Use Table, and Section 4.4.4B, Bowling Alley with 12 or More Lanes.

Recreation Facility, Commercial Outdoor⁸⁰¹

Any establishment operated as a commercial enterprise in which facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (indoor or outdoor), lodging, picnicking, boating, fishing, swimming, miniature golf, golf driving ranges,

⁷⁹⁶ New definition for a new use.

⁷⁹⁷ Carries forward definition in Section 27-43 of the current LDC.

⁷⁹⁸ Carries forward and clarifies definition in Section 27-43 of the current LDC.

⁷⁹⁹ Carries forward definition in Section 27-43 of the current LDC.

⁸⁰⁰ New definition.

⁸⁰¹ New definition.

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basketball, baseball, tennis, pickleball, go-kart, outdoor games and sports, and incidental activities related to principal outdoor recreation uses. The use may include accessory uses such as refreshment stands, equipment sales, or rentals.

Recreation Facility, Private⁸⁰²

A privately operated facility providing indoor or outdoor recreation activities, intended for specific groups or private membership, including, but not limited to community clubs and meeting halls (boys and girls), country clubs, golf courses, riding stables, and tennis clubs. The use may include accessory uses such as refreshment stands, equipment sales, or rentals.

Reception or Event Center⁸⁰³

A facility in which the primary function is hosting special occasion events at which food and beverages are served to groups of people, with facilities for the refrigeration and heating of food.

Refuse Container⁸⁰⁴

The common 32 through 95 gallon plastic or galvanize iron garbage can with well-fitted lid, a plastic bag of similar capacity, a molded polyethylene barrel, or a City-issued cart available in various capacities and used to store solid waste generated at residences and small businesses.

Religious Assembly⁸⁰⁵

A structure in which persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. A place of religious assembly may also include structures for related religious activities on the same site such as educational buildings, administrative buildings and sleeping quarters for personnel (parsonage, convent, monastery, etc.), but not including uses such as daycare, elementary or secondary school, assisted living facilities, professional residential facilities, or emergency shelters unless those uses are otherwise permitted in this LDC.

Research Facility⁸⁰⁶

A facility engaged in research, development, and testing that takes place indoors related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering.

Residential Districts

The following districts: RSE, RSS, RSU, RMF, YC-R, SH-R, SH-MF, and PD, PD-A, YC-PD, and SH-PD districts where more than 85 percent of the gross floor area is dedicated to uses in the Residential use classification.

Residential Subdivision

See “Subdivision, Residential.”

Residential Treatment Facility⁸⁰⁷

Any residential establishment, other than a hospital or nursing home, that provides relatively intensive diagnostic or therapeutic services for one or more residents. A residential treatment facility does not include a nursing home, hospital, group care facility, family care home, or

⁸⁰² Updates for consistency and clarity definition in Section 27-43 of the current LDC.

⁸⁰³ New definition for a new use.

⁸⁰⁴ Carries forward definition in Section 27-43 of the current LDC.

⁸⁰⁵ Carries forward and simplifies definition in Section 27-43 of the current LDC.

⁸⁰⁶ Streamlines definition in Section 27-43 of the current LDC.

⁸⁰⁷ Carries forward definition in Section 27-43 of the current LDC.

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emergency shelter. A residential treatment facility may have outpatients or a recovery home component, in accordance with the standards in this LDC.

Restaurant⁸⁰⁸

A commercial establishment licensed by the state whose principal business is the preparation, serving, and selling of food, to the customer for immediate consumption on or in the vicinity of the premises or for take-out by customers. Food shall be continuously ready to be prepared, served, and sold during all business operational hours. Alcoholic beverage sales for on-premises consumption is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Restaurant, Drive-up⁸⁰⁹

A commercial establishment that sells prepared food for consumption within a motor vehicle parked upon the premises, or at any facilities on the premises outside the restaurant building, where consumption is allowed, encouraged, or permitted.

Retail, Convenience⁸¹⁰

A commercial establishment that generally serves day-to-day commercial needs of a residential neighborhood, including but not limited to tobacco shops, newsstands, bakeries, confectioneries, delicatessens, meat and produce markets, and food stores with less than 10,000 square feet in floor area. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Retail, General⁸¹¹

Commercial establishments that serve the day-to-day and the durable and permanent needs of a community, including but not limited to supermarkets, department stores, discount stores, variety stores, hardware and garden supply stores, apparel and footwear stores, florists, gift shops, jewelry stores, book and stationery stores, specialty shops, bookstores, sporting goods stores, furniture and home furnishing stores, automotive supply stores, and appliance stores. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Retail, Lawn and Garden⁸¹²

The retail sales of plants, prepackaged gardening materials (such as mulch, fertilizer, and seed), gardening equipment (such as lawn mowers, hedgers, and rakes) and other similar commodities.

⁸⁰⁸ Simplifies definition in Section 27-43 of the current LDC.

⁸⁰⁹ Updates definition in Section 27-43 of the current LDC for the term “Restaurant, drive-in.”

⁸¹⁰ Carries forward definition in Section 27-43 of the current LDC, except reference to “eating and drinking establishments has been removed as duplicative of restaurants.

⁸¹¹ Updates definition in Section 27-43 of the current LDC for the term “Retail sales, shoppers’ goods.”

⁸¹² Carries forward definition in Section 27-43 of the current LDC.

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Retail, Specialty⁸¹³

Commercial establishments that cater to particularized markets, such as tourists, ethnic groups, or collectors, and that offer a single type, or closely related types, of merchandise oriented toward impulse or discretionary purchase rather than satisfaction of regular or recurring needs. Included in this use type is accessory custom manufacturing, which involves the production for on-site sale only of crafts, jewelry, or related specialty items. Individual establishments typically have 2,000 square feet or less of floor area, and sell items such as art or craft objects; flowers or plants; gifts, novelties, or souvenirs; beachwear; and antiques. Package-only alcoholic beverage sales in sealed containers is permitted only with a special use permit in accordance with Section 2.5.9, S-2 Special Use Permit, or Section 2.5.29, S-1 Special Use Permit, as applicable, and the requirements and standards in Section 4.4, Alcoholic Beverage Accessory and Temporary Uses.

Riverwalk⁸¹⁴

A high quality, integrated manmade continuous pedestrian pathway constructed within the waterfront building setback area and designed to facilitate pedestrian access, activity, and movement along the waterfront.

Rooming House⁸¹⁵

A building or group of buildings containing in combination three to six non-transient lodging units offered for rental or lease for periods of longer than one week, with or without board.

S

Satellite Dish⁸¹⁶

Any device or antenna, including associated mounting devices or antenna-supporting structures, used to transmit or receive signals from an orbiting satellites, including television broadcast signals, direct broadcast satellite services, multichannel multipoint distribution services, and fixed wireless communications signals.

Schools, k-12⁸¹⁷

A facility providing a curriculum of elementary and secondary academic instruction, including kindergartens, elementary schools, junior high schools, high schools, and comparable private schools.

Screen Enclosure⁸¹⁸

A metal-framed structure that uses mesh screens and is typically used to surround an area such as a patio or swimming pool. A screen enclosure may contain mesh screens on the side and a solid roof.

Seasonal Sales⁸¹⁹

A temporary business enterprise that is conducted primarily outdoors and offers for retail sale decorative items that are, by their nature, in particular demand during a relatively short peak

⁸¹³ Updates and clarifies definition in Section 27-43 of the current LDC.

⁸¹⁴ Carries forward definition in Section 27-43 of the current LDC

⁸¹⁵ Carries forward definition in Section 27-43 of the current LDC

⁸¹⁶ New definition.

⁸¹⁷ Carries forward definition in Section 27-43 of the current LDC for the term "School."

⁸¹⁸ New definition for use in the current LDC.

⁸¹⁹ New definition for a new use.

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season—including, but not limited to, Christmas trees, pumpkins, and flowers and plants.

Security Guard Quarters⁸²⁰

A home used as the principal residence of a property owner or someone retained by the property owner to patrol the grounds or provide security.

Self-Storage⁸²¹

An establishment designed, arranged, or used exclusively for the storage of excess personal or business property that is not located on the same lot as the personal or business use for which the property is typically used.

Setback

See Section 9.2.2, Yards and Setbacks.

Shrub⁸²²

A multi-stemmed plant with a spread and height characteristic of its species and with a minimum height of two feet when planted.

Sidewalk Cafe⁸²³

An outdoor dining area accessory to a restaurant, located on a public street or public right-of-way, in accordance with Ch. 22, Art. I, Div.34, Subdivision IX of the City Code.

Sight Triangle⁸²⁴

The area between two and one-half (2.5) and eight feet tall adjacent to intersections that is required to be kept clear of any physical obstructions such as buildings, structures, vegetation, signs, and other visual obstructions, in accordance with the Florida Greenbook.

Site⁸²⁵

A lot intended to be developed as a single project, including phases.

Solar Energy Collection Facility, Small Scale⁸²⁶

Equipment for the collection of solar energy or its conversion to electrical energy for use on the same property, or for incidental sale to a public utility, when that equipment is accessory to a principal use of the property. Components are typically mounted on the roof(s) of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

Special Event⁸²⁷

Defined in Chapter 28; the Gasparilla Parade, the Krewe of the Knights of Sant [sic] ‘Yago Parade, the Gasparilla Distance Classic, the Children’s Gasparilla Parade, Guavaween, Fiesta Day, the St. Patrick’s Day Parade, the Gasparilla Sidewalk Art Show, Pirate Festival, Freedom Fest (July 4th Celebration) and First Night Tampa Bay; and such other publicly or privately sponsored events of short duration which are determined by City Council as qualifying as a “special event” because of the significant positive contribution of the event to the community or because the event is of

⁸²⁰ Carries forward definition in Section 27-43 of the current LDC

⁸²¹ Updates definition in Section 27-43 of the current LDC for the term “Mini warehouse.”

⁸²² Carries forward definition in Section 27-43 of the current LDC.

⁸²³ Carries forward definition in Section 27-43 of the current LDC and makes clear it is accessory to a restaurant use. Explanation of what qualifies a public street as a public street has been removed following discussion with staff.

⁸²⁴ Section 27-283.5.

⁸²⁵ Carries forward definition in Section 27-43 of the current LDC.

⁸²⁶ New definition for a new use.

⁸²⁷ Updates definition in Section 27-43 of the current LDC.

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special economic, social, cultural, or historical significance to the community and which (1) requires a parade, road festival or block party permit from the city; and requires a Maintenance of Traffic Plan, Sanitation Plan and a Solid Waste Plan.

Specified Anatomical Areas:

1. Less than completely and opaquely covered human genitals or pubic region; buttocks; or female breasts below a point immediately above the top of the areola.
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, or sodomy, whether actual or simulated;
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts.

Stadium Event Parking⁸²⁸

The parking of vehicles as an accessory use in connection with events at Raymond James Stadium.

Stoop⁸²⁹

An elevated entry placed close to the public realm zone providing pedestrian access to a building.

Storage, Outdoor⁸³⁰

The keeping of any goods, material, merchandise, or equipment, not within an enclosed building, including incidental maintenance and repair of the material which is being stored, as accessory to a principal use.

Structure⁸³¹

Anything constructed or erected, permanent or portable, including stormwater retention/detention basins and parking lots, which requires location on the ground or attachment to something having a fixed location on the ground, including but not limited to principal and accessory buildings, signs, fences, walls, bridges, monuments, flagpoles, antennas, and transmission poles, towers, and cables. For purposes of subdivision, the terms “structure,” “improvements,” and “utilities” are separately defined.

Structure, Accessory⁸³²

A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

⁸²⁸ New definition for a use in the current LDC.

⁸²⁹ New definition.

⁸³⁰ New definition for a new use.

⁸³¹ Carries forward definition in Section 27-43 of the current LDC.

⁸³² Carries forward definition in Section 27-43 of the current LDC.

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Structure, Principal⁸³³

A structure or a group of structures in or on which is conducted the principal use of the lot on which such structure is located.

State

The State of Florida.

Street⁸³⁴

A public or private vehicular right-of-way that provides access to more than one lot, but not including driveways that serve to access individual uses or parking facilities

Street, Arterial⁸³⁵

A street designed to serve moderate to large traffic volumes travelling relatively long distances. The requirements for speed and level of service are usually quite high. Access to arterials should be well controlled and, in general, limited to collector streets and highways. Arterials are used to surround neighborhoods and connect widely separated rural and suburban communities. The arterial system should form a continuous network designed for a free flow of through traffic. Arterial streets are identified on the City's Major Street Map.

Street, Collector⁸³⁶

A street that is intended to serve as the connecting link for local streets and highways and to provide intra-neighborhood transportation. A collector street generally supports trips comprised of relatively short trip lengths at moderate speeds and volumes. Access to collectors should be restricted to local streets and highways and major traffic generators. Collectors should penetrate neighborhoods without forming a continuous network, thus discouraging through traffic which is better served by arterials. Collector streets are identified on the City's Major Street Map.

Street, Dead-end⁸³⁷

A street with one end permanently closed with no provision for extension.

Street, Freeway (highway)⁸³⁸

A divided arterial street or highway with a minimum of two lanes in each direction. Access to freeways is completely controlled and is accomplished by special auxiliary lanes. The function of a freeway is to serve large traffic volumes traveling long distances at high speeds. Safety and operational characteristics should be developed to the highest level. Freeways are identified on the City's Major Street Map.

Street, Local⁸³⁹

A small-scale street that serves adjacent property by providing the initial access to the street network. These facilities are characterized by short trip lengths, low speeds, and small traffic volumes. The design of the street network should be directed towards eliminating through traffic from these facilities.

⁸³³ Carries forward definition in Section 27-43 of the current LDC.

⁸³⁴ New definition for a term not defined in the current LDC.

⁸³⁵ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁸³⁶ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁸³⁷ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁸³⁸ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

⁸³⁹ Carries forward definition in Section 27-43 of the current LDC with minor revisions.

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Street Wall⁸⁴⁰

A wall or portion of a wall of a building or building façade that fronts on a street.

Structured Environment⁸⁴¹

A residential setting within which persons, progressing from relatively intensive treatment for crime, delinquency, mental or emotional illness, alcoholism, drug addiction or similar conditions to full participation in community life, are provided professional staff services, as well as board, lodging, supervision, medication, and other treatments.

Student Housing⁸⁴²

[no definition]

Subdivision⁸⁴³

The platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land for the purpose including the establishment of new streets and alleys, additions and re-subdivisions or re-plattings and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

Subdivision, Residential⁸⁴⁴

A subdivision of land that is predominantly used or intended to be used for residential purposes.

Swimming Pool⁸⁴⁵

Any structure that is intended for swimming or recreational bathing and contains water over 24 inches deep, including, but not limited to, in-ground, aboveground, partially-in-ground, and on-ground (shallow above-ground) swimming pools; hot tubs; and nonportable spas. In-ground swimming pools have a pool deck and water level within 12 inches of the finished grade. Above-ground pools hold water entirely above the finished grade and have a water level 12 or more inches above the finished grade. Partially above-ground swimming pools have a pool deck and water level at or below the finished grade and are partially below-grade.

Above-Ground Pool

A swimming pool whose exposed sides have a height of at least four feet above the adjacent natural ground.

In-Ground Pool

A swimming pool installed in the ground such that the pool deck and water level is within 12 inches of finished grade.

Hot Tub

A swimming pool that typically includes heated water and massage jets that is used for recreational bathing and is smaller than an in-ground pool.

⁸⁴⁰ New definition for a term used in the current LDC that is not defined.

⁸⁴¹ Carries forward definition in Section 27-43 of the current LDC.

⁸⁴² Definition to be developed (use in current LDC that is not defined).

⁸⁴³ Carries forward definition in Section 27-43 of the current LDC.

⁸⁴⁴ New definition.

⁸⁴⁵ Definition of swimming pool is new, based on Section 515.25(11), Fla. Stat. Other definitions are new and based on standards in Section 27-290.3.

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T

Tampa International Airport (TIA) Master Plan⁸⁴⁶

The comprehensive study prepared by Tampa International Airport that guides future development of airport facilities.

Tampa International Airport (TIA) Layout Plan⁸⁴⁷

A component of the Tampa International Airport Master Plan, which depicts existing and proposed facilities on airport property and includes runway approach surface drawings and a land use map. The TIA Layout Plan is used in the development of regulations for the M-AP: Municipal Airport districts to ensure compatibility between airport operations and nearby land uses.

Temporary Agency⁸⁴⁸

An establishment that, for a monetary consideration, is primarily engaged in supplying workers from a pool of potential employees located on its premises and directly dispatches these employees to another corporation, partnership, or business of any kind or to a private individual, on a temporary basis, whether the employees are to work a full-time or part-time schedule; provided, however, that this definition shall not apply to agencies which provide professional employees who are licensed and regulated by the state to other businesses on a temporary basis.

Temporary Special Event on Private Property⁸⁴⁹

An event occurring on private property with the intent of drawing a large group of people such as a fund raiser, carnival, and revival, but not including special events that occur on City property, or a seasonal sales use.

Tent⁸⁵⁰

A temporary structure, the covering of which is made of pliable material or tensioned membrane that achieves its support by mechanical means such as beams, columns, poles, arches, ropes, and/or cables.

Tower Site⁸⁵¹

An area of land smaller than the minimum lot size of its underlying zoning district completely contained within a legal size zoning lot, for the purpose of locating a communication tower.

Transient Lodging Unit

See “Lodging Unit, Transient.”

Tree⁸⁵²

Any self-supporting single- and/or multi-stem woody plant, of a species that grows to at least a height of 10 feet of height, as well as all mangrove species, regardless of size.

⁸⁴⁶ New definition.

⁸⁴⁷ New definition that builds off the description of the Airport Layout Plan in the M-AP regulations at Section 27-171(a) of the current LDC.

⁸⁴⁸ Carries forward and updates definition in Section 27-43 of the current LDC for the term “Temporary help agency.”

⁸⁴⁹ Simplifies definition in Section 27-43 of the current LDC.

⁸⁵⁰ Carries forward definition in Section 27-43 of the current LDC.

⁸⁵¹ Carries forward definition in Section 27-43 of the current LDC.

⁸⁵² Carries forward definition in Section 27-43 of the current LDC with small revisions for clarity.

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Transportation Service Facility⁸⁵³

An establishment providing support to the business of circulating people and goods, including bus and train terminals, truck terminals, and similar activities.

Truck/Trailer Rental⁸⁵⁴

An establishment where new or used light trucks or trailers are offered for short-term lease to the general public.

U

Urgent Care Center⁸⁵⁵

A facility that provides walk-in or by-appointment medical services for the diagnosis and treatment of minor illnesses and injuries in an ambulatory medical facility, and that is not attached to a hospital and located outside of a regular hospital campus.

Utility, Major⁸⁵⁶

A facility providing an important regional or citywide utility service, such as water, sewer, gas, stormwater, or electricity, that normally entail construction of relatively large new buildings or structures, and that typically have employees on the site. Examples include but are not limited to water treatment plants; sewage treatment plants; reservoirs; regional Stormwater Control Measures; and other similar facilities.

Utility, Minor⁸⁵⁷

Equipment necessary to support and distribute utility services, often from major utility facilities, to development within the immediate vicinity, and that generally involves only minor accessory structures. Employees typically are not located at the site. Examples include but are not limited to electric transformer stations, service boxes and distribution lines; sewer collection lines, gas regulator stations and distribution lines, stormwater lines and appurtenances, telephone service boxes and lines, well, water, and sewer pumping stations, and related underground and aboveground pipes and wires related to any of the listed services, but not included the utility transmission site use.

Utility Transmission Site⁸⁵⁸

The use of land, buildings, or structures for the aboveground transmission of electric, telephone, cable, or other utilities, but not including a radio/TV transmission site.

⁸⁵³ Carries forward definition in Section 27-43 of the current LDC with small revisions for clarity.

⁸⁵⁴ New definition for a term used in the current LDC that is not defined.

⁸⁵⁵ New definition for a new use, requested by staff.

⁸⁵⁶ New definition for a new use that accommodates uses included in “Public service facility” use in current LDC.

⁸⁵⁷ New definition for a new use that accommodates uses included in “Public service facility” use in current LDC.

⁸⁵⁸ Modernizes definition in Section 27-43 of the current LDC.

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V

Vehicle Repair, Home⁸⁵⁹

The repairing of an automobile or a motor vehicle in a Residential district as accessory to a Residential use

Vehicle Repair, Major⁸⁶⁰

An establishment that is engaged in the service, repair, or painting of any vehicle such as an automobile, ambulance, boat, farm machinery, motorcycle, motor home, truck, or travel trailer and that provides services not included in the definition of “Vehicle Repair, Minor.”

Vehicle Repair, Minor⁸⁶¹

An establishment which provides minor service and maintenance of the ancillary systems of a vehicle including such services as: sales and service of spark plugs, batteries and distributor and ignition system parts; sales, service and repair of tires (but not recapping or regrooving); replacement of components such as mufflers, tailpipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, windshield wipers and blades, grease retainers, wheel bearings, and mirrors; radiator cleaning, flushing and fluid replacement; washing and polishing and sale of automotive washing and polishing supplies; greasing and lubrication; providing and repairing fuel pumps, oil pumps and lines; minor adjustment and repair of carburetors; emergency repair of wiring; minor motor adjustment not involving removal of the head or crankcase; and warranty maintenance and safety inspections.

Vehicle Sales and Leasing⁸⁶²

Any establishment which engages in or whose principal activity is the buying, selling, renting, auctioning, or brokering of vehicles such as automobiles, boats, planes, RV's, aircraft, construction equipment, motor homes, trucks, motorcycles, or any other similar device.

Vendor Market⁸⁶³

An open-air market designed and constructed as a permanent structure with a fixed location on or in the ground in which vendors may erect or locate carts, booths, stalls, tables, stations, and similar items.

Vendor⁸⁶⁴

Any person who sells by peddling or offering for sale by soliciting or displaying any food items, beverages, wares, or any other item of merchandise or service on private property from a temporary or mobile structure, but not including the food truck use or vending machines.

Vendor Site⁸⁶⁵

An area owned, leased by, or licensed to the vendor for its use.

⁸⁵⁹ Buids on the definition in the standard for vehicle repair in residential districts in Section 27-282.1 of the current LDC.

⁸⁶⁰ Carries forward definition in Section 27-43 of the current LDC and adds reference to “Vehicle Repair, Minor.”

⁸⁶¹ Updates definition in Section 27-43 of the current LDC by removing separate numbered items.

⁸⁶² Carries forward definition in Section 27-43 of the current LDC.

⁸⁶³ Carries forward definition in Section 27-43 of the current LDC.

⁸⁶⁴ Carries forward definition in Section 27-43 of the current LDC.

⁸⁶⁵ Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Veterinary Clinic⁸⁶⁶

An establishment used for the care, grooming, diagnosis, treatment, and boarding of sick, ailing, infirm or injured animals, and those animals in need of medical or surgical attention.

Warehouse⁸⁶⁷

An establishment whose principal use is the bulk storage of merchandise, products, or materials for a fee or charge or for distribution to other locations operated by the same business or establishment. A warehouse may include accessory wholesale sales, but shall not include retail sales or self-storage uses.

W

Waterfront Property⁸⁶⁸

Property that abuts open water, bays, bayous, rivers, lakes, manmade canals, and similar navigable waterways.

Waterfront Overlay District⁸⁶⁹

An area within the Central Business District along the waterfront, generally described as an area bounded on the north beginning at the Hillsborough River and extending east along Fortune Street to McInnes; thence southerly along McInnes to Tyler Street; thence easterly along Tyler to Ashley Street; thence southerly along Ashley Street to Platt Street; thence easterly along Platt Street to Franklin Street; then southerly along Franklin Street to South Ashley Drive; thence easterly along South Ashley Drive to Beneficial Boulevard; thence southerly along Beneficial Boulevard to the Garrison Channel; thence westerly along the Garrison Channel to the Hillsborough River; thence northerly along the Hillsborough River to the intersection of Fortune Street and Doyle Carlton Drive and more particularly described in the CBD land use policy plan.

Water Transport⁸⁷⁰

An area of land or water which is used for activities related to freight and passenger transportation on the open seas, inland waters, or waterways; marine cargo handling operations; cargo loading and unloading; ship docking; the use, operation and maintenance of piers, channels, anchorage areas, jetties, breakwaters, harbors, canals, locks, waterways, tidal and turning basins; wharves, berths, docks, piers, quays, slips, bulkheads, public landings, terminal storage and shedding facilities; warehouses, storage, refrigeration, cold storage, and quick freezing plants; stockyards; elevators; shipyards; marine railways; dry docks; marine service, maintenance, and repair facilities; laying up of ships, including refueling; ship repair, including dry dock facilities; fuel storage and transmission facilities; pipelines; terminal railway facilities, including rolling stock, belt-line railroad ferries and car ferries; police boats; bridges; causeways; terminals; cruise ship facilities; facilities for the loading and handling of passengers, mail, express freight, and other cargo; administrative offices; and other uses compatible with water transportation.

⁸⁶⁶ Carries forward definition in Section 27-43 of the current LDC for “veterinary office”. Boarding for sick animals is added as an element of the use.

⁸⁶⁷ Carries forward definition in Section 27-43 of the current LDC with minor updates.

⁸⁶⁸ Carries forward definition in Section 27-43 of the current LDC for the term “yard, waterfront.” At staff’s direction, “rivers” have been added and the five-acre limit for “lakes” has been removed.

⁸⁶⁹ Section 27-43 of the current LDC includes a definition of the Waterfront overlay district, and it is referenced in the CBD district. The city may consider simply making this an overlay district and including it on the Official Zoning Map.

⁸⁷⁰ Carries forward definition in Section 27-43 of the current LDC.

Article 9: Definitions and Rules for Construction and Interpretation

Section 9.3. Definitions

9.2.7. Distance Between Lots, Uses, and Districts

Wetland⁸⁷¹

Land that is inundated or saturated by surface or ground water in years of normal water conditions that falls under the jurisdiction of one or more of the following agencies: the state Department of Environmental Protection, the U.S. Army Corps of Engineers, the Southwest Florida Water Management District, the Hillsborough County Environmental Protection Commission, and the Tampa Port Authority.

Wholesale Trade⁸⁷²

An establishment whose principal use is the conduct of wholesale sales, but not including a warehouse or retail sales.

Wine Production, Customized⁸⁷³

A commercial establishment engaged in the customized production of wine, including the sale of grape juice varieties for retail purchase, instruction on fermentation processes, fermentation, bottling for individual retail sales and retail sales of accessories, but not including the use of assembly lines or wholesale distribution of the wine produced in the establishment.

Winery⁸⁷⁴

An establishment whose principal purpose is the fermentation, aging, bottling, and distribution of wine, and which typically includes accessory uses such as tours of the winery and retail sales of wine and related food products.

Y

Yard

See Section 9.2.2, Yards and Setbacks.

Z

Zig-zagged⁸⁷⁵

A line or course that proceeds by sharp turns.

⁸⁷¹ Carries forward definition in Section 27-43 of the current LDC.

⁸⁷² Simplifies definition in Section 27-43 of the current LDC.

⁸⁷³ Carries forward definition in Section 27-43 of the current LDC for the term “Wine production, customized.”

⁸⁷⁴ Updates definition in Section 27-43 of the current LDC.

⁸⁷⁵ Carries forward definition in Section 27-43 of the current LDC.