

PRIVATELY INITIATED TEXT AMENDMENT REQUEST

AMENDMENT CYCLE – JANUARY 2021

APPLICANT - STEVE MICHELINI / JOHN LUM

1. Sec 27-162. Yards between residential buildings.

(a) Yards between buildings shall be provided at 15' for single family detached, single family attached, single family semi-detached, two family and multi-family buildings, and hotels and motels.

(b) Calculation. Yard requirements for buildings or portions thereof containing dwelling or lodging units (as described in subsection (a) above) shall be based on horizontal length of walls and height. Distance between walls shall be at least the distance of the larger yard requirement (see Diagram 5-4).

(c) Definitions:

Front building yard means the yard adjacent to that wall of a building which contains the main exterior entrance to the lobby or to individual units (see Diagram 5-4).

Rear building yard means the yard adjacent to that wall of a building which is parallel to the front building wall or contains secondary exterior access.

Side building yards means all other yards that are not considered front or rear building yards.

(d) The minimum distance from walls to the building yard line shall be computed as follows:

Front and rear building yards:

$$D = 6 + 2(H/11) + L/10$$

Side building yards:

$$D = 2 + H/11 + L/10$$

Where D is depth of yard in feet, L is wall length in feet, and H is height in feet.

(e) Length of walls shall be measured as the horizontal distance from corner to corner of the building. Where walls in contiguous frontage are offset by angles or setbacks of six (6) feet or more, the length of each segment shall be measured separately. Where walls are of varying heights of one (1) story or more, each segment of varying height shall be measured separately. Length of walls of circular buildings shall be construed as the diameter of the building.

(f) Where buildings vary in height, the building yards shall be calculated based upon the portion of the building with the greatest height. Lower portions of buildings may extend into the yard required for upper portions.

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2. Sec 27-156 Official schedule of district regulations. Table 4-2 Schedule of Area, Height, Bulk and Placement Regulations.

(c) *Schedule of area, height, bulk and placement regulations.* Except as specifically provided in other sections of this chapter, regulations governing the minimum lot area and width, required front, side and rear yards, floor area ratio, height of structures, area of signs and related matters shall be as shown in the schedule of area, height, bulk and placement regulations.

The M-AP districts, YC subdistricts, PD and PD-A districts, CBD subdistricts, and CD subdistricts are not shown in the following Table 4-2 , Schedule of Area, Height, Bulk and Placement Regulations. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

M-AP—Section 27-171

YC—Article III, Division 2, Subdivision 2

PD and PD-A—Article III, Division 3

CBD—Article III, Division 2, Subdivision 3

CD—Article III, Division 2, Subdivision 4

TABLE4-2
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Front ¹⁴	Side ^{15, 16}	Required Yards (ft.) ^{7, 13}		Maximum FAR ¹⁷	Maximum Height (ft.) ¹
						Interior Lot/Corner Lot ⁸	Corner ⁸		
RS-150	15,000	100	15,000	30	15	20/12	15	—	35
RS-100	10,000	100	10,000	25	7	20/12	15	—	35
RS-75	7,500	75	7,500	25	7	20/12	15	—	35
RS-60	6,000	60	6,000	25	7	20/20	7	—	35
RS-50	5,000	50	5,000	20	7	20/20	7	—	35
RM-12	5,000	50	3,630	25	7	15/15	7	—	35
RM-16	5,000	50	2,723	25	7	15/15	7	—	35

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RM-18	5,000	50	2,420	25	7	15/15	7	—	35
RM-24	5,000	50	1,815	25	7	20	7	—	60 ²
RM-35	5,000	50	1,243	25	7	20	7	—	120 ³
RM-50	5,000	50	871	25	7	20	7	—	200 ³
RM-75	5,000	50	580	25	7	20	7	—	n/a ⁵
RO	5,000	50	— ⁷	25	7	20	15	—	35
RO-1	5,000	50	— ⁷	25	7	20	15	—	35
OP	10,000	60	— ⁷	25	10	20	25	—	60 ²
OP-1	10,000	60	— ⁷	20	10	20	20	—	200 ³
CN	5,000	60	— ⁷	20	10	10	20	—	35
CG	10,000	75	— ⁷	10	10 ¹²	10	10	—	45 ⁶
CI	10,000	100	— ⁷	10	0	0	10	—	45 ⁶
IG	5,000	50	n/a	10	0	0	10	—	60
IH	5,000	50	n/a	10	0	0	10	—	n/a ⁴
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	—	100 ¹¹

Table 4-2 Notes:

1. Except where lesser height is specified by Hillsborough County Authority regulations.
2. For each foot of building height above **thirty-five (3035)** feet, the required yards shall be increased by one (1) foot.
3. For each two (2) feet of building height over thirty (30) feet, the required front and corner yards shall be increased by one (1) foot, except that if the zoning lot is immediately adjacent to a residential zoning district, the rear and side yards shall also meet the setback noted above.
4. For each three (3) feet of building height above fifty (50) feet, the required yards shall be increased by one (1) foot.
5. For each four (4) feet of building height above thirty (30) feet, the required yards shall be increased by one (1) foot.

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6. Places of assembly in the CG & CI districts may exceed the maximum permitted height provided that for every one (1) foot of height above forty-five (45) feet, all required yards shall be increased by one (1) foot.
7. For the sole purpose of preserving specimen or grand tree(s), building height and yards applicable to the subject lot may be altered without a variance or alternative design exception, as follows:
 - a. Up to twenty-five (25) percent reduction for front and corner yards.
 - b. Up to one (1) foot reduction for side yard.
 - c. Up to forty (40) percent reduction for rear yard.
 - d. Up to ten (10) percent increase for building height.
8. The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of eighteen (18) feet from the property line located adjacent to a street for a one-vehicle storage area and ten (10) feet for a two- or more vehicle storage area, provided that the visibility standards of section 27-283.5 are met. Alternative setbacks may be considered by the zoning administrator, or designee, for those structures that access alleys.
9. Public utility substations and structures in the U-C district shall be exempt from the minimum lot area requirements.
10. In the U-C district only, lot width shall be measured along the front property line.
11. For each foot of building height above thirty-five (35) feet, the required yards shall be increased by one (1) foot.
12. The required side yard setback in the CG district is reduced from 10 feet to 0 feet when the side property line abuts a non-residential zoning district.
13. Section 27-284.3.3, buffers and screening may require additional setback for required buffer area.
14. The zoning administrator may approve a reduction or waiver of the required front yard or corner yard setback when the historical pattern of development on the subject block face is less than the current requirement. For properties in a National or Local Historic District or historic conservation overlay district, the zoning administrator shall consult with the appropriate historic district administrator to determine the appropriate front yard or corner yard setback for a parcel. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. At no time may the reduction or waiver exceed the average front setback of the two (2) adjacent properties. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. For the replacement of structures on properties located in a National or Local Historic District or historic conservation overlay district, the zoning administrator, after consultation with the appropriate historic district administrator, may approve a reduction or waiver of the required yard setbacks for a principal or accessory structure when such structures are being placed on the subject lot in conformity with the historical and precedent patterns of building setbacks for other similarly situated properties, and only when such replacement structures are being placed

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on the same building footprint and retain the same residential density or commercial intensity as the original structures.

15. RS-50 and RS-60 side yard setbacks may be altered without a variance for the sole purpose of off-setting the parking area when no garage or carport is provided within the front face of the structure, subject to the following requirements: (i) both side yards combined shall equal fourteen (14) feet; and, (ii) no one (1) side shall be reduced to less than five (5) feet. Additionally, any yard reduced to less than six (6) feet by this provision shall not be permitted to apply for an administrative variance.
 16. Allow reduction to five-foot side yard, only when not adjacent to single-family use.
 17. Refer to the Tampa Comprehensive Plan for maximum floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to section 27-140 for applicable methodology and criteria.
- N/A. Not applicable.

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3. Sec 27-283.7. – Number of off-street parking spaces.

The number of off-street parking spaces shall be as set forth in PKG Table 1. Provided, however, the number of required off-street parking spaces for property in the central business district shall be as set forth in Article III, Division 2, Subdivision 3, section 27-187. Provided further, the number of required off-street parking spaces for property in the Channel District shall be as set forth in Article III, Division 2, Subdivision 4, section 27-200.

PKG TABLE 1

TABLE OF REQUIRED PARKING SPACES

Use	Spaces	Per Unit
(1) Commercial/retail uses:		
a. Adult uses	0.3	seat
	plus 3.3	1,000 sq. ft. GFA
b. Appliance and equipment repair	5.0	1,000 sq. ft. GFA
c. Bank:		
Walk-in	4.0	1,000 sq. ft. GFA
Drive-in	plus queuing spaces	Transportation Division standards
d. Bar, lounge, bottle club	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
e. Blood donor center	2.0 minimum plus 1.0	Employee
f. Carwash	0.8	Employee
g. Catering shop/retail bakery/commercial kitchen	1.0	Employee
	plus 1.0	delivery vehicle/food truck
	plus 2.0	1,000 sq. ft. GFA
g. Dance studio	3.5	1,000 sq. ft. GVA
h. Dry-cleaning plant	1.0	employee on largest shift
	plus 0.5	vehicle operated by business

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		plus 2.0	1,000 sq. ft. GFA
i.	Home occupation	2.0	dwelling unit
j.	Kennel	1.0	Employee
		plus 0.1	each animal holding area
k.	Marina - boat and watercraft storage	0.5	slip or berth
l.	Marina sales and repair	1.0	Employee
		plus 2.0	1,000 sq. ft. GFA
m.	Medical marijuana dispensary	3.0	1,000 sq. ft. GFA
		plus 1	Each delivery vehicle operated by the dispensary
n.	Personal services	8.0	1,000 sq. ft. GFA
o.	Pharmacy	3.0	1,000 sq. ft. GFA
p.	Printing	1.0	employee on largest shift
q.	Radio/TV studio	1.0	employee on largest shift
r.	Recreation, commercial and private	5.0	1,000 sq. ft. GFA
s.	Retail:		
	Bakery	—	see (1)g. above
	Department store (freestanding)	3.0	1,000 sq. ft. GFA
	Furniture	1.0	1,000 sq. ft. GFA
	Grocery	4.0	1,000 sq. ft. GFA
	Regional mall	4.0	1,000 sq. ft. GFA
	Specialty shops	1.1	1,000 sq. ft. GFA
	Strip shopping center	4.0	1,000 sq. ft. GFA
	All other retail	4.0	1,000 sq. ft. GFA
t.	Restaurant:		
	Walk-in	.25	spaces person, according to the maximum capacity as determined by the City of Tampa Building/Life Safety Code
	Drive-in	plus queuing	Transportation Division standards
u.	Service station	5.0	1,000 sq. ft. GFA

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	v. Temporary help agency	2.0 minimum	
		plus 1.0	Employee
	w. Theatre	0.3	Seat
	x. Vehicle repair	2.0	repair bay
		plus 1.0	Employee
	y. Vehicle sales and leasing	2.0	1,000 sq. ft. GFA
(2) Industrial/warehouse uses:			
	a. Junkyard/landfill	1.0	Employee
	b. Maintenance or storage facility	1.0	employee on largest shift
	c. Manufacturing, light and heavy	0.6	employee on largest shift
	d. Medical Marijuana processing facility	0.6	Employee on largest shift
	e. Radio/TV transmitter site, utility transmission site	1.0	employee on largest shift
	f. Research activity	1.4	Employee
	g. Transportation service facility	7.0	1,000 sq. ft. of waiting area
		plus 0.45	Employee
	h. Warehouse and wholesale trade	0.6	employee on largest shift
	i. Warehouse, mini	1.0	employee on largest shift
		plus 1.0	each 20 storage units
	j. Vermin control	2.0	1,000 sq. ft. GFA
		plus 0.33	employee on largest shift
	k. Material recovery facility	1	1,000 sq. ft. GFA
		plus 1	each vehicle operated by the facility
(3) Interment uses:			
	a. Cemetery	1.0	Employee
	b. Funeral parlor or crematorium	0.25 plus 0.33	seat of chapel capacity employee
(4) Medical uses:			

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	a. Clinic	7.0	1,000 sq. ft. GFA
	b. Hospitals and associated uses	1.2	Bed
	c. Nursing, convalescent and extended care facilities	0.35	Bed
	d. Medical, dental, eye, veterinary and other health-related uses	6.0	1,000 sq. ft. GFA
(5)	Office uses:		
	a. Business and professional	3.3	1,000 sq. ft. GFA
	b. Research activity	1.4	Employee
(6)	Public or nonprofit uses:		
	a. Airports, heliports, helistops:		
	1. Local	1.0	aircraft tiedown
		plus 1.0	aircraft storage
		plus 1.0	aircraft maintenance area
	2. International		as determined by site specific study
	b. Place of religious assembly	0.3	Seat
	c. Club	3.3	1,000 sq. ft. GFA
	d. Place of assembly	0.3	Seat
	e. Public cultural facility	2.0	1,000 sq. ft. GFA
	f. Public service facility	1.0	Employee
	g. Public use facility	3.3	1,000 sq. ft. GFA
	h. Temporary special events	0.25	Participant/attendee (including event workers/volunteers) ²
	i. Community garden, private ¹	1	10 individual garden plots/beds
(7)	Residential uses:		
	a. Bed and breakfast	1.25	lodging unit
	b. Congregate living facility (all except large group care facility)	2.0	dwelling unit

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c.	Fraternity, sorority	3.0	1,000 sq. ft. GFA
d.	Hotels, motels and roominghouses	1.0 plus 0.5	room employee
e.	Larger group care facility	1.0	employee on largest shift
		0.17	Tenant
f.	Multiple-family dwelling	1.0	Efficiency
		1.5	1—2 bedrooms
		2.0	3 or more bedrooms
g.	Professional residential facility:		
	1. Recovery home	1.0	employee on largest shift
	2. Residential treatment facility	1.0	employee on largest shift
		plus 1.0	each vehicle operated by the facility
	3. Life care treatment facility	1.0	employee on largest shift
		plus 0.17	Tenant
h.	Single- or two-family dwelling and private pleasure craft used as a residence (house boat)	2.0	dwelling unit
i.	Visitor parking (for single-family attached, semi-detached , multi-family townhouse-style, and multi-family)"	0.25	spaces/unit
j.	Senior housing (project for persons fifty-five (55) years or older that qualifies for HUD assistance)	1	space/unit
(8)	School uses:		
a.	Colleges	0.5	Student
b.	Day care and nursery facilities	1.0	Employee
		plus 1.0	each vehicle operated by the facility plus parking and/or loading Transportation Division standards
c.	Elementary/junior high school	1.6	Classroom

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d.	Senior high	.19	Student
e.	Business, trade or vocational school	.5	Student
		plus 1.0	staff member

Notes:

1. Off-street parking is not required for gardens in the YC-, CBD-, and CD-districts.
2. Subject to [section 27-282.16\(c\)](#), the following provisions may be used in any combination:
 - i. Up to 20% of required parking may be off-set with the installation of bicycle racks/corral, at a rate of 1 vehicle stall = 2 bicycle slots (in racks). One (1) bicycle slot = 2' x 6' (corral);
 - ii. Up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' x 8'. Motorcycle spaces are counted on a 1:1 with automobile parking spaces;
 - iii. Up to 30% of the required parking spaces attributed to attendees (not event workers), may be off-set through the use of alternative transportation modes, subject to [section 27-282.16\(3\)](#);
 - iv. Up to 100% of the required spaces attributed to event workers/volunteers may be provided off-site with a detailed description of method(s) for transport, for such persons, to and from the site;
 - v. Up to 100% of the required spaces attributed to any on-site residents attending the event, may be accounted for using existing, on-site resident's parking, or may be provided off-site, with a detailed description of method(s) for transport, for such person, to and from the site.

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4. Section 27-282.10 Multi-family townhouse-style design standards.

- (a) Purpose. While infill development is encouraged, to make optimal use of the public facilities, the design of the development shall be consistent with the general site planning of the surrounding neighborhood.
- (b) Applicability. The provisions of this section apply to all proposed development of multi-family townhouse-style dwelling units.
- (c) Design requirements.
 - (1) The ground floor entrances (front doors) to the dwelling units shall face a street right-of-way (not including alleys), rather than the side or corner lot lines. Entrances may face interior courts, plazas, or similar design element, ~~with the approval of an alternative design by the zoning administrator.~~
 - (2) A minimum of one (1) parking space shall be provided in a garage or a carport, either of which must be structurally integrated within the principal dwelling unit.
- (d) Enforcement. At the time of building permit application, the applicant shall demonstrate, in a form acceptable to the zoning administrator, whether or not this section is applicable to the proposed development. Further, the applicant shall demonstrate on a site plan submitted with the building permit that the design requirements have been met.