

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, MAKING COMPREHENSIVE REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING); AMENDING SECTION 27-77, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; AMENDING SECTION 27-272, REGULATIONS GOVERNING INDIVIDUAL SPECIAL USES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Tampa directed the Land Development Coordination office to complete the following amendments to Chapter 27, Code of Ordinances.

WHEREAS, the Hillsborough County City-County Planning Commission conducted a public hearing on this ordinance and made a finding on August 11, 2008 that it is _____ with the Tampa Comprehensive Plan;

WHEREAS, The City Council of the City of Tampa has determined that the following amendments promote and protect the general health, safety and welfare of the residents of the City of Tampa; and,

WHEREAS, duly noticed public hearings as required by law were held by the City Council of the City of Tampa, at which public hearings all residents and interested persons were given an opportunity to be heard.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA:

Section 1. That **“Sec. 27-77. Official schedule of district regulations.”** is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-77. Official schedule of district regulations.

**TABLE 4-1
SCHEDULE OF PERMITTED USES BY DISTRICT***

*Legend:	
X	Permitted principal use
S1	Special use--Zoning administrator review
S2	Special use--City council review
A	Permitted accessory use
Blank	Prohibited use

1

Uses	RS-150	RS-100	RS-75	RS-60	RS-50	R-M-12	R-M-16	R-M-18	R-M-24	R-M-35	R-M-50	R-M-75	R-O	R-O-1	OP	OP-1	OP-N	C-G	CI	IG	I-H	PP	U-C
<i>Use Group C</i>																							
Dwelling unit, accessory				S1	S1																		

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Notes:

¹⁷ The accessory dwelling unit use is limited to the area of the City North of Hillsborough Avenue, South of Busch Boulevard, West of 30th Street, and East of Armenia Avenue.

Section 2. That “**Sec. 27-272. Regulations governing individual special uses.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

“Sec. 27-272. Regulations governing individual special uses.

Accessory dwelling unit. The following specific standards shall be used in deciding an application for approval of this use:

- a. An accessory dwelling unit shall be limited to a maximum of nine hundred fifty (950) square feet of living space.
- b. An accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance.
- c. At no time may the number of occupant(s) of an accessory dwelling unit exceed two (2).
- d. The accessory dwelling unit can be reviewed by staff at any time and if any conditions or requirements change a public hearing can be required.

1 **Section 3.** That should a court of competent jurisdiction declare any part of
2 this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by
3 such determination as to the invalid part.
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6 **Section 4.** That all ordinances or parts of ordinances in conflict herewith are
7 hereby repealed to the extent of any conflict.
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10 **Section 5.** That this ordinance shall take effect on October 15, 2008.
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13 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF
14 TAMPA, FLORIDA, ON _____.

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16 ATTEST:

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19 _____
20 CHAIRMAN/CHAIRMAN PRO-TEM
21 CITY COUNCIL

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24 _____
25 CITY CLERK/DEPUTY CITY CLERK

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27 APPROVED BY ME ON _____

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30 _____
31 PAM IORIO, MAYOR

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33 APPROVED AS TO LEGAL
34 SUFFICIENCY BY:

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37 _____ E/S _____
38 JULIA MANDELL COLE
39 SENIOR ASSISTANT CITY ATTORNEY
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41 K:/Debbie/Ordinances/Chapter27/Acc DU ord comp changes – 7-21-08v1