

Sec. 27- 462. New Tampa Commercial Overlay District Development Standards.

(a) Area description

The New Tampa Commercial Overlay District is an area which contains commercial and multi-family development and dedicated community and open space; which spans over numerous planned communities, including Tampa Palms, North Palms Village, Hunter's Green, West Meadows, Tampa Technology Park East, and Heritage Isles.

(b) Established Boundaries

The New Tampa Commercial Overlay District is hereby established as an overlay district, the requirements of which shall be applicable to all commercial and multi-family residential properties within the general area bounded by Interstate 275 on the west, Morris Bridge Road on the east, Skipper Road on the south, and the Pasco County line on the north. This will include the commercial and multi-family residential property running along and adjacent to both sides of Bruce B. Downs Boulevard (County Road 581) from Cypress Creek north to the Hillsborough/Pasco County Line, and along Cross Creek (New Tampa) Boulevard, from Heritage Isles to Morris Bridge Road, the junction of Bruce B. Downs and I-75, Tampa Palms Area 8, FDOT Frontage Roads, Commerce Boulevard, Compton Boulevard, Tampa Palms Boulevard, Highwoods Preserve Parkway, and other arterial and collector roads that may be constructed in order to support present and future development, lessing out those parcels not incorporated within the limits of the City of Tampa.

(c) Purpose and Intent

The purpose and intent of the New Tampa Commercial Overlay District is to promote, preserve and advance the unique character of the area through the use of vehicular access management techniques, pedestrian and bicycle amenities, abundant landscaping and green spaces and aesthetic design standards, while also providing standards for the advertisement of goods and services. The intent of these standards is also to ensure that commercial development in this district shall be more compatible with surrounding residential neighborhoods.

(d) Compliance

Every application for new construction or major renovations of commercial or multi-family residential projects, as defined in Chapter 27, shall comply with all applicable standards set forth in subsections (e) through (k), as well as those outlined in the adopted site plan and performance standards for the community in which the proposed development is located. In cases of conflict, the more restrictive standard(s) shall apply. Alternative concepts to those standards set forth in subsections (e) through (j) may be considered by the zoning administrator if consistent with the above mentioned purpose and intent. Any person aggrieved by any order, requirement, decision, or determination of the zoning administrator with regard to these design standards may appeal that order, requirement, decision, or determination by filing a petition with the VRB for an administrative appeal in accordance with section 27-373(a). The VRB shall hold a public hearing to consider testimony or evidence from the public to better understand the purpose and intent of the overlay district and the character of the surrounding neighborhood. The VRB shall make the final determination as to whether the proposal is consistent with the development standards of this section and with the above-stated purpose and intent.

(e) Review Procedures

Conceptual site plan review for compliance with development standards will occur during the incremental review process, per section 27-327. Final compliance with all site design, building design, and sign standards will be determined during the commercial site plan and building plan review process.

(f) General Building Design Standards

- (1) Drive-through window services must be placed in the side or rear yard of the parcel on which they are located.
- (2) The entrance to all service bays for automotive repair and service businesses must be oriented away from view of any arterial or collector roadway(s). All automotive repair and service shall take place within the fully enclosed area of the building in which such use is located.
- (3) The use of chain link fences, other than vinyl-clad, is prohibited, Vinyl-clad chain link may be used only when backed with a textile mesh screen.
- (4) Unpainted or unfinished block fences or walls are prohibited. All sides and elevations of buildings, walls, or block fences visible at ground level from a public right-of-way or an adjacent parcel must be architecturally finished (i.e. brick, stucco, or textured concrete masonry units).
- (5) Doors, windows, or other architectural features shall be used to break large wall planes into smaller components. No more than thirty (30) percent of consecutive facade that is oriented to and visible at ground level from public right-of-way may remain unembellished.
- (6) The use of cobra head lighting is prohibited in public use areas adjacent to the building(s) (e.g. entryways, courtyards, parking lots, etc.).
- (7) All open storage areas as defined in section 27-523 and mechanical equipment must be screened with one hundred (100) percent opaque material, which is compatible with the materials used on the nearest facade of the principal structure.
- (8) Rooftop equipment, excluding vents and stairwell accesses, which is visible at ground level from the centerline of abutting public right-of-way, shall be screened from view through use of parapet walls, screens, or other building elements or design features.
- (9) For properties with multiple tenants and/or multiple structures, on site pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk, or other suitable pedestrian connection, not less than five (5) feet wide, and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to section 22-315 of the City of Tampa Code of Ordinances.
- (10) Retention ponds smaller than five (5) acres and visible at ground level from public right-of-way or an adjacent parcel shall be landscaped and/or must contain special site features, such as fountains and reflecting pools. Existing natural vegetation may be used in lieu of new planting(s).
- (11) Illuminated tubing (e.g. neon) which outlines a building, fence, or other similar structure or part thereof, measuring more than twenty (20) linear feet, or enclosing any area greater than twenty (20) square feet is prohibited.

(g) Landscape Buffers and Screening

- (1) A landscape buffer with an average width of fifteen (15) feet, and a minimum width of ten (10) feet, shall be provided along the boundary of all vehicular use areas (vua's) abutting public right-of-way. Said buffer shall contain a minimum eighteen (18) inch high earthen berm and shall be landscaped. Berm and landscape combination shall be eighty (80) percent opaque, and be a minimum of four (4) feet in height at time of planting, and all times thereafter, subject to section 27-240. Height shall be measured at finished grade of the vehicular use area. A berm shall not be required within the visibility triangle areas for any driveways or pedestrian walkways.

(2) All portions of each site, which are not devoted to buildings, sidewalks, paving or special landscape features, shall be grassed; but the use of native plant species and xeriscaping shall be encouraged. However, no more than thirty (30) percent of the required landscape area may be grassed, the balance shall be landscaped in shrub and ground covers. All yard grass planted shall be Hybrid Bermuda or St. Augustine. However, Bahia grass may be used or planted in retention/detention areas, drainage areas, and wetland setback and mitigation areas.

(3) All shade trees used to satisfy landscaping requirements shall be a minimum four (4) inch caliper, per Chapter 13, Tree & Landscape Code specifications.

(4) All tree trimming and pruning shall be performed in accordance with the standards set forth in the American National Standards Institute (ANSI) Standard A300-1995.

(h) General Sign Standards

The following sign standards shall apply to new buildings or structures and major renovations, as defined in Chapter 27, and shall be in addition to the sign regulations set forth in Chapter 20.5, and 27. Where regulations are inconsistent, the provisions of this subsection shall apply and control in the district. The following provisions are intended to establish a coordinated graphic program that provides for occupant identification and directional communication, while allowing the creation of unique and informative signs. These guidelines are not intended to prohibit the design of unusual signs that may enhance the character of the building, or reflect the nature of the business.

(1) Billboards and/or off-site signs are prohibited. Only signs advertising the business conducted, services rendered, or goods sold on the site upon which the sign is erected will be permitted.

(2) Exposed neon tubing on pylon and ground signs is prohibited.

(3) Pylon signs are prohibited.

(4) Ground signs (except multiple occupancy ground signs) shall be limited to a maximum of fifty (50) square feet in dimension per sign face, and a maximum height of eleven (11) feet, subject to the requirements of section 27-240. The base of all ground signs must touch the ground, and continue to the top of the sign without any openings. All ground signs shall be finished in a material(s) consistent with the materials used on the building they serve.

(5) All ground signs shall be set back a minimum of five (5) feet from any property line, subject to section 27-240.

(6) If a multiple occupancy parcel is entitled to more than one (1) ground sign, per section 20.5-13(c), then all allowable ground signs may be combined into a single ground sign not to exceed two hundred ten (210) square feet per sign face, or a maximum of four hundred twenty (420) square feet for a double faced sign. Such ground signs are limited to a maximum of twenty (20) feet in height.

(7) The aggregate surface area of all shapes, letters, numbers, symbols or illustrations shall not exceed twenty-five (25) percent of the awning or canopy sign surface. Only awnings and canopies constructed of opaque material may be illuminated.

(8) The maximum allowable display area for each wall or mansard sign shall not exceed one and one-half (1 1/2) square feet per linear foot of building frontage facing a public street, or one hundred fifty (150) square feet, whichever is less.

(9) One (1) double-faced or two (2) single-faced on-site identification signs may be located at each entrance to a platted subdivision or multi-family residential development, subject to all other provisions of section 20.5-13(b). The two (2) single-spaced signs must be located on opposite sides of the entrance drive. Interior illumination (i.e. "backlighting") of such residential signs is prohibited.

(10) In addition to those signs prohibited in Chapter 20.5, City of Tampa Code of Ordinances, the following signs are prohibited in the New Tampa Commercial Overlay District: Roof signs, banners, and inflatable signs, (tethered or free floating).

(i) Utilities

All utility transmission lines, including, but not limited to those required for electrical services, telephone, telegraph, CATV and street lighting shall be installed underground.

(j) Transit Stops.

Public transportation facilities shall be provided where appropriate along arterial or collector roadways and/or within commercial developments in coordination with Hillsborough Area Regional Transit (HARTline).

(k) Curb Cuts/Access Management

Access to developments within the University North District are internalized through master planned internal roadway systems designed to increase internal trip capture, thereby reducing trip length and encouraging internal trip exchanges between various uses. An increase in internal capture within these developments reduces congestion and preserves capacity on the corridor.

Access to Bruce B. Downs Boulevard, Cross Creek Boulevard, and any other applicable arterial or collector roadways shall be limited to those curb cuts and access points approved on the applicable zoning site master plan, development order and/or DRI master plan.

Requests for additional curb cuts to Bruce B. Downs Boulevard, Cross Creek Boulevard, and any other applicable arterial or collector roadways, including right in and right out driveways, will only be considered in instances of overriding public safety issues. In cases where such a curb cut is approved due to an actual safety need, the petitioner shall be solely responsible for any off-site or site specific improvements which are necessary to facilitate the design of the driveway or curbcut, including, but not limited to, signalization, turn lanes, and acceleration/deceleration lanes. These transportation improvements are in no instance creditable against transportation impact fees.

Any proposed new access points to Bruce B. Downs Boulevard, Cross Creek Boulevard, and any other applicable arterial or collector roadways shall constitute a substantial change to the approved zoning site plan, as well as an amendment to the DRI, where applicable, both of which shall require approval by city council.