

**AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, MAKING COMPREHENSIVE REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING); AMENDING SECTION 27-177, HISTORIC DISTRICT ESTABLISHED; AMENDING SECTION 27-180, ALTERNATIVE PARKING REQUIREMENTS; AMENDING SECTION 27-241, METHODS OF PROVIDING REQUIRED PARKING AND LOADING; AMENDING SECTION 27-246.1, SPECIAL EVENT PARKING LOTS, INTERIM PARKING LOTS AND RESIDENTIAL PARKING FOR STADIUM EVENTS; AMENDING SECTION 27-272, SPECIAL USE CRITERIA; AMENDING SECTION 27-545, DEFINITIONS; 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. 27-177. Historic district established.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

1 **“Sec. 27-177. Historic district established.**  
 2 SCHEDULE OF PERMITTED USES AND PERMISSIBLE SPECIAL USES  
 3 TABLE INSET:  
 4

*Legend:		
X	=	permitted principal use
S1	=	special use--zoning administrator review
S2	=	special use--city council review
A	=	permitted accessory use
Blank	=	prohibited use

Parking /Historic Zoning District	YC-1 <i>central commercial core</i>	YC-2 <i>residential</i>	YC-3 <i>Hillsborough Community College</i>	YC-4 <i>mixed use redevelopment</i>	YC-5 <i>general commercial</i>	YC-6 <i>community commercial</i>	YC-7 <i>mixed use</i>	YC-8 <i>residential</i>	YC-9 <i>site planned controlled</i>
Parking, off-street <sup>54</sup>									
Principal	S1		S1	S1	X	X			X
Accessory	S1	A	A	S1	A	A	A	A	X
Commercial Off-street	S1	S1	S1	S1	X	X	S2		X
Interim <sup>3</sup>	<del>X</del>		<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>	<del>S2</del>		<del>X</del>
Special Event <sup>2,4-3</sup>	X	X	X	X	X	X	X		X
Temporary	S1	S1	S1	S1	S1	S1	S1	S1	X

6 <sup>2</sup> A Special Event Parking lot may be operated in the YC-1, YC-3, YC-4, YC-5, YC-6  
 7 and YC-7 districts during the occurrence of an official public event as defined in Section  
 8 25-56(c), City of Tampa Code.  
 9

1 <sup>3</sup>See Section 27-246.1(a) for Interim Parking regulations.

2 <sup>43</sup> See Section 27-246.1(b) for Special Event Parking regulations.

3 <sup>54</sup>No portion of an off-street parking area shall be located within 50' of the right-of-way  
4 on 7<sup>th</sup> Avenue between Nuccio Parkway and the eastern boundary of the Ybor City  
5 Historic District.”

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7  
8 **Section 2.** That “**Sec. 27-180. Alternative parking requirements.**” is  
9 hereby amended by adding the underlined language and deleting the stricken language as  
10 follows:

11  
12 **“Sec. 27-180. Alternative parking requirements.**

- 13  
14 (a) *Number of off-street parking spaces.* Any building within the YC-2, YC-4, YC-5,  
15 YC-6, YC-7, YC-8 and YC-9 in the Original Ybor City Historic District that is  
16 erected, expanded, increased in floor area or seating capacity, or, changes its use  
17 shall meet the applicable parking requirements as set forth in Table 8-3, Table of  
18 Required Parking Spaces. All other applicable regulations of Article X shall be  
19 met, except as provided in this section.  
20  
21 (b) Off-street parking is not required in subdistricts YC-1 and YC-3 of the Original  
22 Ybor City Historic Districts. However, if off-street parking is provided, it must  
23 meet the design regulations, and all other applicable regulations set forth in  
24 Article X of this Chapter, except as provided in this section.  
25  
26 (c) *Enhanced lighting and security measures required.* Any public or private parking  
27 lot or garage located within the Ybor City Historic District at which a fee is  
28 charged for the parking of vehicles must provide lighting that meets standards  
29 established by the City of Tampa Transportation Division. Additionally, all such  
30 lots must provide at least one security person on duty between the hours of sunset  
31 and 4:00 a.m., or until such time as all vehicles are removed from the lot or  
32 garage, whichever is earlier.  
33

34 Existing parking lots or garages, ~~including interim parking lots per section 27-~~  
35 ~~246.1(a),~~ which are legally established and operating in conformance with City of  
36 Tampa Code by March 1998, must comply with the lighting criteria referenced  
37 herein by no later than one (1) year from ~~March 1998~~ the date of the adoption of  
38 this ordinance. Special event parking lots operating in conformance with section  
39 27-246.1(b) shall be exempt from the lighting but not the security personnel  
40 requirements contained herein. The determination as to whether a lot or garage is  
41 legally established and in conformance with City of Tampa Code shall be made  
42 by the zoning administrator. All nonconforming lots or garages in existence on  
43 the effective date of this ordinance must immediately meet all standards contained  
44 within this subsection.  
45

1 (d) Surface Parking Lot Standards. Permit applications for surface parking lots shall  
2 be reviewed for certificate of appropriateness by the Barrio staff administrator and  
3 shall meet the following standards:  
4

5 (1) Layout. Those standards and requirements regarding parking aisle layout,  
6 traffic lanes, and ingress/egress to the surrounding roadway network as set  
7 forth in Article X, City of Tampa Code shall be met, except for the  
8 parking space(s) as required by the American Disabilities Act, all other  
9 spaces may meet compact parking standards.

10 (2) Driveway. Any driveway access (apron) located in the public right-of-way  
11 shall be paved per department of public works ("DPW") standards to  
12 preserve the edge of the roadway and protect it from erosion or damage.  
13

14 (3) Space delineation. Parking spaces must be delineated with bumper stops  
15 or other DPW approved methods.  
16

17 (4) Surface. The parking surface must be level and suitable for the quantity  
18 and frequency of traffic expected to use it. At minimum the parking spaces  
19 may be turf or hard rock. Turf areas shall be mowed to a maximum height  
20 of eight (8) inches. Irrigation systems are to maintain a ninety-eight (98)  
21 percent operational status and be controlled by an automatic timer with a  
22 rain shutoff mechanism. The City may approve a manual irrigation plan  
23 that provides for establishment of the plant material and provides for a  
24 continued maintenance plan. All drive aisles must be surfaced with asphalt  
25 or portland cement binder pavement or an equivalent improvement so as  
26 to provide a durable and dustless surface, as provided in Article X of this  
27 Chapter.  
28

29 (5) Landscaping. As an alternative to the requirements for landscaping the  
30 vehicular use areas as established in Chapter 13, Sec 13-161, parking lots  
31 with in the Ybor Historic District shall meet the following minimum  
32 standards:  
33

34 a. For Zoning Lot area 7,500 sq. ft. or less there shall be no required  
35 interior or perimeter landscape area for the vehicular use area. In  
36 lieu of landscaping, a fence, minimum 3' high (Diagram 8-1 A or  
37 B) and maximum 4' high (Diagram 8-1 C), shall be constructed  
38 along property line(s) along street right-of-way consistent with  
39 Diagram 8-1. No gate shall be installed that causes vehicles to  
40 block the right-of-way. All fencing is subject to Sec. 27-240.  
41 Visibility at intersections.

42 b. For Zoning Lot area over 7,500 sq. ft. the landscape buffer width  
43 between the vehicular use area and the street right-of-way  
44 requirements is reduced from 8' to 5'. The planting requirements  
45 within the 5' shall follow the standards in Chapter 13. No interior  
46 landscaping on the vehicular use area shall be required.

1 c. All landscaping shall be maintained to CPTED standard which  
2 requires that trees adjacent to surface parking areas shall be  
3 trimmed to maintain a six-foot clear height, hedges and bushes  
4 should be trimmed to maintain a maximum of two (2) feet in  
5 height.

6  
7 (6) Irrigation. As an alternative to the permanent irrigation system required in  
8 Sec 13-162, the City may approve a manual irrigation plan that provides  
9 for establishment of the plant material and provides for a continued  
10 maintenance plan. Plants, including turf parking area, must be maintained  
11 in healthy condition. Failure to maintain the required vegetation shall be a  
12 violation of this section and require replanting consistent with these  
13 standards.

14  
15 (7) Buffers and Screening.

16 a. For Zoning lot area 7,500 sq. ft. or less, property adjacent to a  
17 Group Use A or B, per Table 8-1, the required buffer shall include  
18 a 6' high solid fence consistent with 'Diagram 8-1 D' placed along  
19 the common property line, not to extend beyond the front building  
20 wall of the adjacent Group Use A or B use, and 5 feet wide  
21 landscape area which meets the requirement of Sec. 27-130 (2) a.

22 b. For Zoning lot area over 7,500 sq. ft., property adjacent to a Group  
23 Use A or B, per Table 8-1, the required buffer shall include a 6'  
24 high solid fence consistent with 'Diagram 8-1 D' placed along the  
25 common property line, not to extend beyond the front building  
26 wall of the adjacent Group Use A or B use, and 15 feet wide  
27 landscape area which meets the requirement of Sec. 27-130 (2) b.

28 c. Alternative buffers and screening. In lieu of compliance with the  
29 above buffer and screening requirements, a developer may submit  
30 to the zoning administrator for his approval a detailed plan and  
31 specifications for buffering and screening equivalent to or  
32 exceeding that provided by the above requirements.

33  
34 (8) Sign. For parking lots where a fee/payment is collected, a sign (minimum  
35 eighteen (18) inches X twenty-four (24) inches) shall be posted on private  
36 property at each entrance stating the cost of parking, name of the parking  
37 lot contact person, contact information (telephone number and address),  
38 and physical address of the parking lot. No sign may exceed four (4)  
39 square feet in area. The sign shall meet the minimum design standards as  
40 shown in Diagram 8-2.

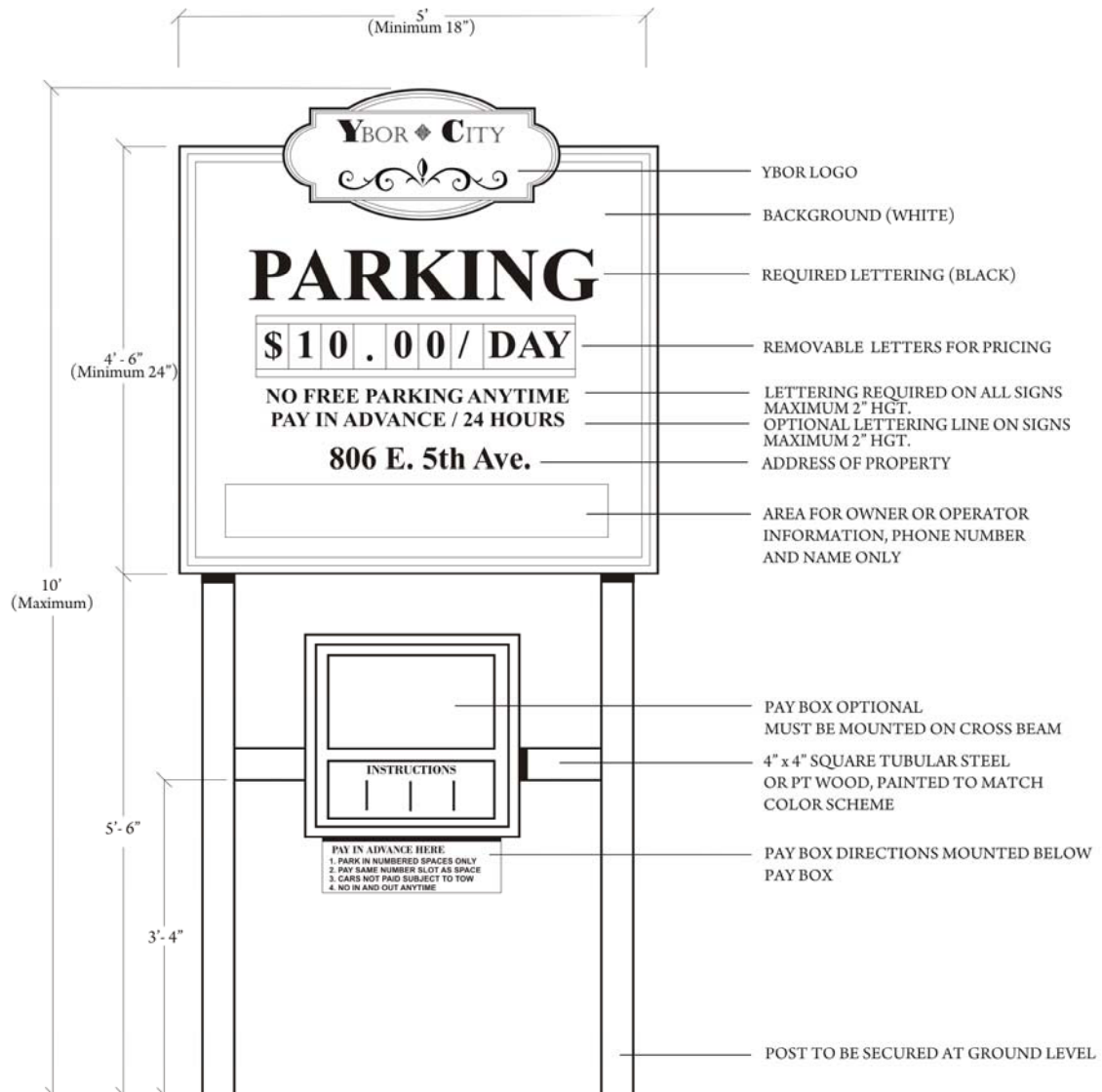
41  
42 (9) Wreckers. All parking lot operators shall utilize the services of wreckers  
43 who have obtained a certificate of eligibility from the Hillsborough  
44 County Public Transportation Commission for any nonconsensual towing  
45 from the lot.

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(e) Alternative Design. Alternative design concepts may be considered and approved by the Barrio Latino Commission through the regular certificate of appropriate process as provided in Sec. 27-184, only if consistent with the stated intent in Section 27-185. Review criteria.

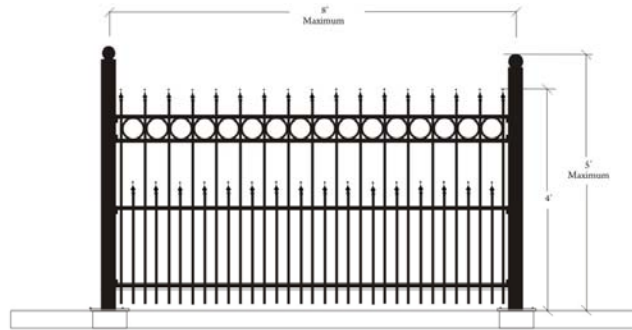
(f) Within the Ybor Historic District, all legally established paved parking lots that do not meet the standard of sub-section (d) or (e) above shall be subject to the provisions of Article XII Nonconformities. All legally established unpaved parking lots shall be brought into compliance with this section with six months of the effective date of this ordinance. The determination as to whether a lot or garage is legally established and in conformance with City of Tampa Code shall be made by the zoning administrator.”

## Diagram 8-2 Proposed Parking Lot Sign Design

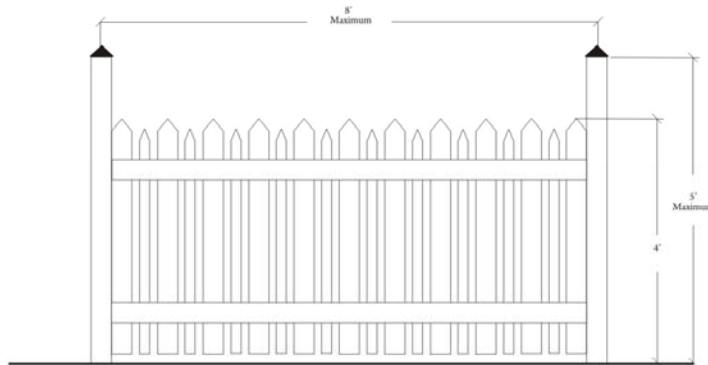


# Diagram 8-1 Proposed Fence Standards for Ybor City Historic District

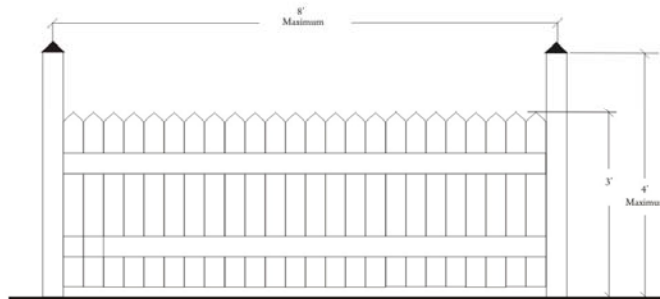
(A)



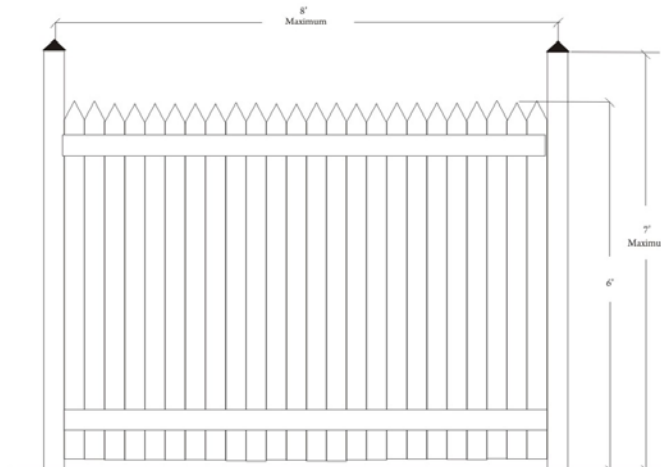
(B)



(C)



(D)



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3           **Section 3.** That “**Sec. 27-241. Methods of providing required parking**  
4 **and loading.**” is hereby amended by adding the underlined language and deleting the  
5 stricken language as follows:  
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7           **“Sec. 27-241. Methods of providing required parking and loading.**

- 8  
9           b. The off-site parking spaces shall be located within ~~three hundred (300)~~  
10 one thousand feet walking distance (~~1000’ in the Central Business District~~  
11 ~~or Channel District~~) of a public entrance to the structure or land area  
12 containing the use for which such spaces are required. A safe, direct,  
13 attractive, lighted and convenient pedestrian route with signage to  
14 delineate the route, shall exist or be provided between the off-site parking  
15 and the use being served.”  
16

17  
18           **Section 4.** That “**Sec. 27-246.1. Special event parking lots, interim**  
19 **parking lots and residential parking for stadium events.**” is hereby amended by  
20 adding the underlined language and deleting the stricken language as follows:  
21

22           **“Sec. 27-246.1. Special event parking lots, interim parking lots and residential**  
23 **parking for stadium events.**

- 24  
25           (a) **Interim parking.** It is the purpose of Interim Parking lots to assist in providing  
26 needed levels of parking service to the city. They are a permitted use in any  
27 zoning district except RS, RM, YC and site plan controlled districts. Their  
28 approval may not exceed five (5) years at any location or portion thereof and may  
29 be granted one extension not to exceed one (1) year. Applications for permits for  
30 interim parking lots shall include a site plan demonstrating compliance with the  
31 following standards and requirements:  
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34           **Section 5.** That “**Sec. 27-272. Special use criteria.**” is hereby amended by  
35 adding the underlined language and deleting the stricken language as follows:  
36

37           **“Sec. 27-272. Special use criteria.**

38  
39 *Parking, off-street, principal and accessory use.* The following specific standards shall be  
40 used in deciding an application for approval of this use:  
41

- 42           a. All accessory parking structures shall meet the requirements of section 27-126.  
43  
44           b. The following standards shall be required in construction of any principal parking  
45 structure or surface lot:

1. Location of access drives must be approved by the department of public works.
2. Surface lots must be improved to department of public works standards according to section 27-246(d) with respect to paving and drainage.
3. Landscaping must be provided in accordance with the city landscaping and tree planting ordinance.

c. In the Ybor City Historic District, the following specific standards shall be used in deciding an application for approval of these uses:

1. No portion of an off-street parking area shall be located within fifty (50) feet of the right-of-way of 7th Avenue between Nick Nuccio Parkway and the eastern boundary of Ybor City Historic District. Such off-street parking may only be constructed in conjunction with a building that conceals it from pedestrian and vehicular traffic on 7th Avenue.
2. Access from 7th Avenue to any off-street parking area is prohibited between Nick Nuccio Parkway and the eastern boundary of Ybor City Historic District.
3. All off-street parking areas within the Ybor City Historic District shall use effective site design techniques which minimize the visual impact of the parking area from the street. In addition, the off-street parking area shall meet the regulations in Sec. 27-180. Alternative parking requirements and the design guidelines for Ybor City.
4. The provisions of subsections b. 1 and 3 above shall be met for all parking structures.

**Section 6.** That “**Sec. 27-545. Definitions.**” is hereby amended by adding the underlined language and deleting the stricken language as follows:

**“Sec. 27-545. Definitions.**

*Commercial equipment:* Vehicles, machinery, materials or furnishings owned, ~~or~~ used, ~~for or designed and/or intended for~~ commercial purposes, except that a personal vehicle (car, one-ton pickup truck or van) used by an individual for transportation to and from home and job sites will not be considered commercial equipment, regardless of any commercial names, insignias or markings advertised on the vehicle.”

**Section 7.** That should a court of competent jurisdiction declare any part of this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by such determination as to the invalid part.

**Section 8.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

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2           **Section 9.**     That this ordinance shall take effect on October 15, 2008.  
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4  
5           PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
6 TAMPA, FLORIDA, ON \_\_\_\_\_.  
7

8 ATTEST:  
9

10 \_\_\_\_\_  
11 CHAIRMAN/CHAIRMAN PRO-TEM  
12 CITY COUNCIL  
13

14  
15 \_\_\_\_\_  
16 CITY CLERK/DEPUTY CITY CLERK  
17

18 APPROVED BY ME ON \_\_\_\_\_  
19

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21 \_\_\_\_\_  
22 PAM IORIO, MAYOR  
23

24  
25 APPROVED AS TO LEGAL  
26 SUFFICIENCY BY:  
27

28  
29 \_\_\_\_\_ E/S \_\_\_\_\_  
30 JULIA MANDELL COLE  
31 SENIOR ASSISTANT CITY ATTORNEY  
32

33 K:/Debbie/Ordinances/Chapter27/Ybor ord comp changes – 7-21-08v1