

**TABLE 4-3  
(1) SCHEDULE OF M-AP PERMITTED USES  
MAXIMUM FLOOR AREA RATIO AND MAXIMUM COVERAGE REGULATIONS**

Permitted Use	M-AP 1			M-AP 2			M-AP 3			M-AP 4		
	Use	FAR	Coverage	Use	FAR	Coverage	Use	FAR	Coverage	Use	FAR	Coverage
<b>Use Group B</b>												
Catering Shops	X	.35	40%	X	.35	40%	X	.35	40%	X	.35	40%
Clinic	--	--	--	--	--	--	X	1.5	50%	X	1.5	50%
Hotel/motel	--	--	--	X	.35	40%	--	--	--	X	1.5	60%
<b>Use Group C</b>												
Airports	X	--	60%	X	.5	60%	--	--	--	X	1.5	60%
Airport-related Uses	X	.5	60%	X	.5	60%	X	1.5	60%	X	1.5	60%
Other uses located on land owned by HCAA	S2	--	--	S2	--	--	S2	--	--	S2	--	--
Alcoholic Beverage Sales – large venue <sup>3</sup>	S2	.25 <sup>5</sup>	40%	S2	.35 <sup>5</sup>	60%	S2	.5 <sup>5</sup>	40%	S2	1.5 <sup>5</sup>	60%
Alcoholic Beverage Sales – small venue <sup>3</sup>	S2	.25 <sup>5</sup>	40%	S2	.35 <sup>5</sup>	40%	S2	.5 <sup>5</sup>	40%	S2	.35 <sup>5</sup>	40%
Alcoholic Beverage Sales – temporary				S1	n/a	n/a				S1	n/a	n/a
Alcoholic Beverage Sales – sidewalk café sales <sup>3,4</sup>	S2	n/a	n/a	S2	n/a	n/a	S2	n/a	n/a	S2	n/a	n/a
Appliance and equipment repair	X	.5	50%	X	.5	50%	X	1.5	60%	X	1.5	60%
Bank	X	.35	40%	X	.35	40%	X	1.5	60%	X	1.5	60%
Bank, drive-in	X	.35	40%	X	.35	40%	X	1.5	60%	X	1.5	60%
Drive-in window	S1	--	--	S1	--	--	S1	--	--	S1	--	--
Heliport, helistop	--	--	--	--	--	--	--	--	--	X	.5	--

<b>Kennel</b>	X	.5	50%	X	.5	50%	X	1.5	60%	X	1.5	60%
<b>Maintenance or storage facility</b>	X	1.0	60%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Manufacturing, heavy</b>	X	.5	60%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Manufacturing, light</b>	X	.5	60%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Marina</b>	X	.5	50%	X	.5	50%	X	1.5	60%	X	1.5	60%
<b>Office, business and professional</b>	X	.35	40%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Office, medical</b>	X	.35	40%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Parking, offstreet, principal</b>	S1	.5	--	S1	.5	--	S1	1.5	60%	S1	1.5	60%
<b>Parking, offstreet, accessory</b>	A	--	--	A	--	--	A	--	--	A	--	--
<b>Parking, temporary</b>	S1	--	--	S1	--	--	S1	--	--	S1	--	--
<b>Personal services</b>	S1	.25	40%	S1	.25	40%	S1	.25	40%	S1	.25	40%
<b>Printing, light</b>	A	--	--	A	--	--	A	--	--	A	--	--
<b>Printing and publishing</b>	X	.5	60%	X	.5	60%	X	1.5	60%	X	1.5	60%
<b>Public Service Facility</b>	X	--	--	X	--	--	X	--	--	X	--	--
<b>Public use facility</b>	X	.35	40%	X	.35	40%	X	1.5	60%	X	1.5	60%
<b>Radio/TV transmitter site</b>	--	--	--	--	--	--	X	--	--	X	--	--
<b>Research activity</b>	X	.35	40%	X	1.5	60%	X	1.5	60%	X	1.5	60%
<b>Restaurant</b>	--	--	--	X	.35	40%	--	--	--	X	1.5	60%
<b>Restaurant, drive-in</b>	--	--	--	X	.35	40%	--	--	--	X	1.5	60%
<b>Retail sales, convenience</b>	S1	.25	40%	S1	.25	40%	S1	.25	40%	S1	.25	40%

<b>goods</b>												
<b>Retail sales, gas</b>	<b>S1</b>	<b>.25</b>	<b>50%</b>	<b>S1</b>	<b>.25</b>	<b>50%</b>	<b>S1</b>	<b>.5</b>	<b>60%</b>	<b>S1</b>	<b>.5</b>	<b>60%</b>
<b>Transportation service facility</b>	--	--	--	--	--	--	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>
<b>Vehicle repair, major</b>	<b>X</b>	<b>.25</b>	<b>50%</b>	<b>X</b>	<b>.25</b>	<b>50%</b>	<b>X</b>	<b>.5</b>	<b>60%</b>	<b>X</b>	<b>.5</b>	<b>60%</b>
<b>Vehicle repair, minor</b>	<b>S1</b>	<b>.25</b>	<b>50%</b>	<b>S1</b>	<b>.25</b>	<b>50%</b>	<b>S1</b>	<b>.5</b>	<b>60%</b>	<b>S1</b>	<b>.5</b>	<b>60%</b>
<b>Vehicle sales/leasing</b>	<b>X</b>	<b>.5</b>	<b>50%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>
<b>Veterinary office</b>	<b>X</b>	<b>.35</b>	<b>40%</b>	<b>X</b>	<b>.35</b>	<b>40%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>
<b>Warehouse</b>	<b>X</b>	<b>1.0</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>
<b>Warehouse, mini</b>	<b>X</b>	<b>1.0</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>
<b>Wholesale trade</b>	<b>X</b>	<b>1.0</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>60%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>	<b>X</b>	<b>1.5</b>	<b>75%</b>

- <sup>1</sup>. Any use which emits light or smoke or which attracts birds, and is incompatible with normal airport operations or endangers public safety is prohibited notwithstanding its listing as a permitted, accessory or special use. In making the determination relating to incompatibility or endangerment, the zoning administrator may request the Hillsborough County Aviation Authority to review and comment regarding the same.
- <sup>2</sup>. Coverage means maximum lot coverage of buildings.
- <sup>3</sup>. Refer to Articles XI Special Use Permits and XXII Alcoholic Beverages for applicable provisions
- <sup>4</sup>. FAR and lot coverage is not applicable for the sidewalk café portion of the development. The principal use of the site shall adhere to the FAR and lot coverage percentages based on the underlying M-AP district.
- <sup>5</sup>. FAR limits for alcoholic beverage sales in conjunction with another use on this table shall be limited to the maximum FAR listed for the other use.