

CHANNEL DISTRICT USE and DIMENSIONAL REQUIREMENTS

**Table 19-1
SCHEDULE OF PERMITTED PRINCIPAL, ACCESSORY AND SPECIAL USES**

LEGEND: X--Permitted principal use S1--Special use, zoning administrator review S2--Special use, city council review A--Permitted accessory use Blank or not listed--Prohibited use	CD-1	CD-2
Uses ^{1, 2, 3}		
<i>Group A</i>		
Bed and breakfast	X	X
Congregate living facility	S1	S1
Dwelling, multiple family	X	X
Dwelling, single family detached ⁴	X	X
Dwelling, single family semi-detached ⁴	X	X
Dwelling, single family attached ⁴	X	X
Dwelling, two-family	X	X
Extended family residence	X	X
Home occupation	X	X
<i>Professional residential facilities:</i>		
Recovery Home A	S2	S2
Recovery Home B	S2	S2
Residential treatment facility	S2	S2
Life care treatment facility	S2	S2
<i>Group B</i>		
Accessory use to a permitted principal or special Group B use	A	A
Place of religious assembly	X	X
Clinic	X	X
Club	X	X
College	X	X
Day care and nursery facility	X	X
Day care and nursery facility (number limited to five (5) children)	X	X
Fraternity or sorority	X	X
Hospital and associated uses	X	X
Hotel and motel	X	X
Public cultural facility	X	X
School	X	X
School, vocational	X	X
School, business	X	X
School, trade	X	X
Security guard quarters	A	X
<i>Group C</i>		
Accessory use to a permitted principal or special Group C use	A	A
Bank	X	X
Bar and lounge	X	X
Catering shop	X	X
Cigar factory	X	X
Commercial communication tower	S2	S2
Drycleaning plant, small	X	X

Hazardous materials (port-related activities only)	S1	S1
Heliport, helistop	X	X
Interim parking ⁸	X	
Kennel (limited to 15 animals)	X	X
Laboratory, dental and mental	X	X
Maintenance or storage facility (port-related activities only)	X	X
Manufacturing, heavy (port-related activities only)	X	X
Manufacturing, light	X	X
Marina	X	X
Nursing (care facility), convalescent and extended care facility	X	X
Office, business, and professional	X	X
Office, medical	X	X
<i>Parking, off street</i>		
Principal use	X	X
Accessory use ⁶	A	A
Commercial use	X	X
Parking, temporary	S1	S1
Personal services	X	X
Pharmacy	X	X
Place of assembly	X	X
Printing, light	X	X
Printing and publishing	X	X
Public service facility	X	X
Public use facility	X	X
Radio/television studio	X	X
<i>Recreation facility, commercial</i>		
Indoor	X	X
Outdoor	X	X
Recreational facility, private	X	X
Research activity	X	X
Restaurant	X	X
Retail sales, convenience goods	X	X
Retail sales, alcoholic beverages ¹⁰	X	X
Retail sales, gasoline	X	X
Retail sales, lawn and garden shop	X	X
Retail sales, shopper's goods	X	X
Retail sales, specialty goods	X	X
Reupholstery	X	X
Special event parking ⁷	X	X
Storage open ⁶ (port-related activities only)	A ²	A ²
Storefront/residential office	X	X
Storefront/residential commercial	X	X
Temporary Film Production ⁹	X	X
Transportation service facility (port-related activities only)	X	X
Utility transmission site	S2	S2
Vehicle repair, major (port-related activities only)	X	X
Vehicle repair, minor	X	X
Vehicle sales and leasing (port-related activities only)	X	X
Vermin control and related services	X	X
Veterinary office	X	X
Warehouse and wholesale trade (port-related activities only)	X	X
Warehouse, mini (port-related activities only)	X	X
Water transport	X	X

Notes:

¹Except as noted in Footnote #6 below, or as may be required in a CD-2 rezoning site plan, uses in the Channel District are exempt from the buffering requirements of section 27-130, with the exception of buffer standards as they apply to solid waste facilities.

²The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environment regulations, and parking requirements.

³Uses in CD-2 shall be consistent with the Tampa Comprehensive Plan.

⁴See section 27-137 for applicable residential design standards.

⁵See section 27-126 for accessory parking requirements.

⁶See section 27-138 for buffering requirements for open storage.

⁷See section 27-246.1(b) for special event parking regulations.

⁸See section 27-246.1(a) for interim parking requirements.

⁹See section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.

¹⁰Sales of alcoholic beverages approved by city council through separate wet zoning application process.

**Table 19-2
SCHEDULE OF DIMENSIONAL REGULATIONS**

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard ^{1,5}		
11 th Street:	5 feet	5 feet
12 th Street:	5 feet	5 feet
Channelside Drive:	10-15 feet	10-15 feet
Kennedy Boulevard:	5-10 feet	5-10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet
11 th Street:	5 feet	5 feet
12 th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5-10 feet	5-10 feet
Maximum Height (ft)	60	175 ³
Maximum F.A.R.	3.5	3.5 ⁴
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Notes:

¹Front yards set at 0 feet for all other streets.

²Corner yards set at 0 feet for all other streets.

³Building height may be considered above 175 feet up to the maximum height as prescribed by the HCAA/FAA and as approved by city council. For each 10 feet of building height above 60 feet, the required yards shall be increased by a minimum of 1 foot.

⁴Bonus FAR considered above 3.5, pursuant to requirements of sections 27-459, and as approved by city council.

⁵Arcades may be set at 0' for any yard adjacent to a public street.