

**TABLE 4-2
SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS**

District	Minimum	Lot Size	Dwelling Unit (sf)	Required Yards (ft) ¹³					Maximum FAR	Maximum Height (ft) ¹
	Area (sq ft)	Width (ft)		Front ¹⁴	Side ¹⁵	Rear Interior Lot/Corner Lot	Corner ⁸			
RS-150	15000	100	15000	30	15	20/12	15	n/a	35	
RS-100	10000	100	10000	25	7	20/12	15	n/a	35	
RS-75	7500	75	7500	25	7	20/12	15	n/a	35	
RS-60	6000	60	6000	25	7	20/20	7	n/a	35	
RS-50	5000	50	5000	20	7	20/20	7	n/a	35	
RM-12	5000	50	3630	25	7	15/15	7	n/a	35	
RM-16	5000	50	2723	25	7	15/15	7	n/a	35	
RM-18	5000	50	2420	25	7	15/15	7	n/a	35	
RM-24	5000	50	1815	25	7	20	7	n/a	60 ²	
RM-35	5000	50	1243	25	7	20	7	n/a	120 ³	
RM-50	5000	50	871	25	7	20	7	n/a	200 ³	
RM-75	5000	50	580	25	7	20	7	n/a	n/a ⁵	
RO	5000	50	5000	25	7	20	15	0.35		
RO-1	5000	50	5000	25	7	20	15	0.5		
OP	10000	60	1815	25	10	20	25	1.0-1.5 ⁷	60 ²	
OP-1	10000	60	871	20	10	20	20	3.0-3.5 ⁷	200 ³	
CN	5000	60	2500	20	10	10	20	0.35		
CG	10000	75	n/a	10	10 ¹²	10	10	1.0-1.5 ⁷	45 ⁶	
CI	10000	100	n/a	10	0	0	10	1.0-1.5 ⁷	45 ⁶	
IG	5000	50	n/a	10	0	0	10	0.75	60	
IH	5000	50	n/a	10	0	0	10	0.75	n/a ⁴	
U-C	1 acre ⁹	100 ¹⁰	n/a	50	25	50	n/a	0.25	100 ¹¹	

1. Except where lesser height is specified by Hillsborough County Aviation Authority regulations.
2. For each foot of building height above 30 feet, the required yards shall be increased by 1 foot.
3. For each 2 feet of building height over 30', the required front and corner yards shall be increased by 1 foot, except that if the zoning lot is immediately adjacent to a residential zoning district, the rear and side yards shall also meet the setback noted above.
4. For each 3 feet of building height above 50 feet, the required yards shall be increased by 1 foot.
5. For each 4 feet of building height above 30 feet, the required yards shall be increased by 1 foot.
6. Places of assembly in the CG and CI districts may exceed the maximum permitted height provided that for every 1 foot of height above 45 feet, all required yards shall be increased by 1 foot.
7. The higher applies when 50 percent of required off-street parking is provided within principal structure.
8. **The structural edge of the vehicular entrance to the garage, carport or any vehicular storage area must be setback a minimum of 18 feet from the property line located adjacent to a collector or arterial street. Alternative setbacks may be considered by the Transportation Manager, or designee, for those structures that access local streets or alleys, provided that the visibility standards as set forth Section 27-240 are met and no physical obstruction is created over a public sidewalk.**
9. Public Utility structures in the U-C district are exempt from minimum lot standards.
10. In the U-C district only, the lot width shall be measured along the front property line.
11. For each 1 foot of building height above 35 feet, the required yard shall be increase by 1 foot.
12. The required side yard in the CG district can be reduced to 0 feet when the side yard is adjacent to a non-residential zoning district.
13. Section 27-130, buffers and screening, may require additional setback for required buffer area.
14. The zoning administrator may approve a reduction or waiver of the required front or corner yard setback when the historical pattern of development on the subject block face is less than the current requirement. For properties in a National or Local Historic District or historic conservation overlay district, the zoning administrator shall consult with the appropriate historic district administrator to determine the appropriate yard setback for a parcel. Consideration shall be given to the existing setbacks on the blocks immediately adjacent to the subject property. At no time may the reduction or waiver exceed the average front setback of the two adjacent properties. It will be the responsibility of the party requesting the waiver to provide a survey that identifies the existing setbacks on the adjacent properties. For the replacement of structures on properties located in a National or Local Historic District or historic conservation overlay district, the Zoning Administrator, after consultation with the appropriate historic district administrator, may approve a reduction or waiver of the required yard setbacks for a principal or accessory structure when such structures are being placed on the subject lot in conformity with the historical and precedent patterns of building setbacks for other similarly situated properties, and only when such replacement structures are being placed on the same building footprint and retain the same residential density or commercial intensity as the original structures.
15. **RS-50 and RS-60 side yard setbacks may be altered without a variance for the sole purpose of off-setting the parking area when no garage or carport is provided within the front face of the structure, subject to the following requirements: (i) both side yards combined shall equal 14'; and (ii) no one side shall be reduced to less than 5'. Additionally, any yard reduced to less than 6' by this provision shall not be permitted to apply for an administrative variance.**