

**TABLE 8-1  
SCHEDULE OF PERMITTED USES AND PERMISSIBLE SPECIAL USES\*7**

**\*Legend:**

- X = permitted principal use
- S1 = special use – zoning administrator review
- S2 = special use – City Council review
- A = permitted accessory use

Blank = prohibited use

<b>USES</b>	<b>YC-1</b>	<b>YC-2</b>	<b>YC-3</b>	<b>YC-4</b>	<b>YC-5</b>	<b>YC-6</b>	<b>YC-7</b>	<b>YC-8</b>	<b>YC-9</b>
<b>GROUP A</b>									
Adaptive reuse		X		X			X	<u>X</u>	<u>X</u>
Bed and Breakfast	X	X		X	X	X	X	<u>X</u>	<u>X</u>
Congregate living facilities: <sup>9</sup>									
Facilities of 6 or fewer residents <sup>1,9</sup>		X			X	X	X	<u>X</u>	<u>X</u>
Group care facility, small		S2			S2	S1	X	<u>S2</u>	<u>X</u>
Group care facility, large		S2			S2	S1	X		<u>X</u>
Day care and nursery facility	X	S1	X	S1	X	S1	X	<u>S1</u>	<u>X</u>
Day care and nursery facility(limit 5 children)	X	X	X	X	X	X	X		<u>X</u>
Dwelling, multiple-family <sup>9</sup>	X	X		X	X	X	X		<u>X</u>
Dwelling, single-family attached <sup>9</sup>	X	X		X	X	X	X		<u>X</u>
Dwelling, single-family detached <sup>9</sup>		X		X	X	X	X	<u>X</u>	<u>X</u>
Dwelling, single-family semi-detached <sup>9</sup>		X		X	X	X	X		<u>X</u>
Dwelling, two-family <sup>9</sup>		X		X	X	X	X		<u>X</u>
Extended family residence <sup>9</sup>		X		X	X	X	X	<u>X</u>	<u>X</u>
<b>GROUP B</b>									
Clinic	X	S2		S1	X	X	X		<u>X</u>
Club	X	S2			X	X	X		<u>X</u>
College	X		X				X		<u>X</u>
Funeral parlor					X	X	X		<u>X</u>
Home occupational	A	S1		A	A	<b>A</b>	A	<u>S1</u>	<u>X</u>
Hospital and associated uses					X	X			<u>X</u>
Hotel and motel	X			X	X	X	X		<u>X</u>
Place of Religious Assembly		S2		X	X	X	X	<u>S2</u>	<u>X</u>
Public cultural facilities	X	S2	X	X	X	X	X		<u>X</u>
Rooming house	X			X	X	X			<u>X</u>
School		X	X	X	X	X	X	<u>S2</u>	<u>X</u>
School, business	X		X		X	X	X		<u>X</u>
School, trade						X			<u>X</u>
School, vocational			X		X	X	X		<u>X</u>
<b>GROUP C</b>									
Appliance and equipment repair					X	X	X		<u>X</u>
Bank	X	S2	X	S1	X	X	X		<u>X</u>
Bar and lounge	X				X	X	S2		<u>X</u>
Catering shop	X	S2			X	X	X		<u>X</u>
Cigar factory	X				X	X	X		<u>X</u>

	YC-1	YC-2	YC-3	YC-4	YC-5	YC-6	YC-7	YC-8	YC-9
Drive-in window					S2				X
Manufacturing light						X			X
Microbrewery	X				X	X	A		X
Nursing, convalescent and extended care facility					X	X	X		X
Office, medical	X	S2		X	X	X	X		X
Office, business and professional	X	S2	X	S1	X	X	X		X
Parking, off-street: <sup>5</sup>									
Principal use	S1		S1	S1	X	X			X
Accessory	S1	A	A	S1	A	A	A	A	X
Commercial	S1	S1	S1	S1	X	X	S2		X
Interim <sup>3</sup>	X		X	X	X	X	S2		X
Special Event <sup>2,4</sup>	X	X	X	X	X	X	X		X
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	X
Personal services	X	S2	X	S1	X	X	X		X
Pharmacy	X	S2			X	X	X		X
Place of assembly	X				X	X	X		X
Printing, light					X	X	X		X
Printing and publishing						X			X
Public cultural facility				X			X		X
Public service facility	S2	S2	S2	S2	X	X	S2	S2	X
Public use facility	X	S2	X	X	X	X	X	X	X
Radio and TV studio	S1		X		X	X			X
Recreational facility, commercial	X				X	X	X		X
Recreational facility, private	X	X	X	X	X	X	X	S1	X
Research activity			X			X			
Restaurant	X	S2		S1	X	X	X		X
Retail sales, convenience goods	X	S2		S1	X	X	X		X
Retail sales, distilled beverages	X				X	X			X
Retail sales, gasoline					S1	S1			X
Retail sales, shopper's goods	X				X	X	X		X
Retail sales, specialty goods	X	S2		S1	X	X	X		X
Storefront/residential, office, commercial	X	S2		X	X	X	X		X
Temporary Film Production <sup>6</sup>	X	X	X	X	X	X	X	X	X
Transportation service facility						X			X
Vehicle repair, major						X			X
Vehicle repair, minor					S1	S1			X
Vendor Market	S1								X
Veterinary office					X	X	X		X
Warehouse						X			
Wholesale trade						X			
Winery	X				X	X			

Note:

<sup>1</sup> Congregate living facilities of six(6) or fewer residents may not locate within a one-thousand-foot radius of each other.

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

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

<sup>4</sup> See Section 27-246.1(b) for Special Event Parking regulations.

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

<sup>6</sup> See Section 27-150 for regulations applicable to Temporary Film Production. Additionally, the Section 27-130 buffer requirements shall not apply to this use.

<sup>7</sup> The ability to establish a permitted use or special use on a parcel of land is contingent on compliance with the Tampa Comprehensive Plan and with Land Development regulations, including but not limited to the Future Land Use designation of the property and environmental regulations.

<sup>8</sup> YC-9 is a site plan controlled zoning district and the uses permitted are identified on the approved site plan adopted by ordinances.

<sup>9</sup> Residential uses are prohibited on property designated an industrial land use category according to the Tampa Comprehensive Plan.

**“TABLE 8-2  
SCHEDULE OF DIMENSIONAL REGULATIONS**

District	Lot Size		Required Yards <sup>1,6</sup>					Max. Height (ft.)
	Width (ft.)	Area (sq. ft.)	Front (ft.)	Side (ft.)	Rear (ft.)	Max. Density/ F.A.R. <sup>2</sup>		
YC-1 (Core)	20	1,900	0	0	0	3.25	45	
YC-2 (Res. Neigh.)	25	2,500 <sup>2</sup>	10	3	10	N.A. <sup>2</sup>	35	
YC-3 (HCC)	70	6,650	0	0	0	2.0	45 <sup>4</sup>	
YC-4 (Mixed Use Redev.)	17	1,600	0	0	0	2.0 <sup>2</sup>	45	
YC-5 (General Commercial)	50 <sup>5</sup>	4,700 <sup>2,5</sup>	0	0	10	2.0	45	
YC-6 (Comm. Commercial)	30	2,850	0	0	0	1.5 <sup>2,7</sup>	60	
YC-7 (Mixed Use)	25	2,500	0	0	0	2.0 <sup>2</sup>	45	
YC-8 (Residential)	40	4,356	10	5	20	N.A. <sup>2</sup>	35	
YC-9 (Site Planned Controlled)	SP	SP	SP	SP	SP	SP <sup>2,3</sup>	SP	

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SP = as per city council approved site plan

N.A. = not applicable

<sup>1</sup> See section 27-130 for screening and buffering requirements.

<sup>2</sup> The Max. F.A.R. applies to all uses, except single-family and multifamily dwellings. In addition to the maximum F.A.R.s set forth in this table, floor area ratios shall not exceed those prescribed in the Tampa Comprehensive Plan. The maximum allowable density is governed by the Tampa Comprehensive Plan in conjunction with the minimum lot size of the applicable zoning district. Bonus densities established in the comprehensive plan may be considered subject to site plan review.

<sup>3</sup> The overall density of the zoning lot shall not exceed the density prescribed by the Tampa Comprehensive Plan.

<sup>4</sup> Antennas, as an accessory use, may exceed the maximum permitted height, up to a maximum combined building and antenna height of one hundred (100) feet, provided that for every one (1) foot of height above forty-five (45) feet, all yards, as they relate to such use, shall be increased by one (1) foot.

<sup>5</sup> Development of single-family attached and semi-detached dwellings is permitted to have a minimum lot size of 17 feet [in] width and 1600 square feet in area.

<sup>6</sup> The zoning administrator may approve a waiver of the required front, side and rear yard setback when the historical pattern of development on the subject block is less than the current requirement. The zoning administrator shall consult with the 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 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.

<sup>7</sup> Residential uses are prohibited on property designated an industrial land use category according to the Tampa Comprehensive Plan.”

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