

CITY OF TAMPA

COMMERCIAL SITE PLAN CRITERIA

TREE AND LANDSCAPE (Chapter 13)

Requirements for vehicular use areas (VUA): Min. 8' landscape buffer abutting right-of-way, 3' abutting adjacent property or 1' w/ fence & vine; 1 tree/ 1500 SF VUA; 1 tree/ 40 LF VUA abutting ROW; 20% of VUA must be green space; 50% of the trees are to be planted w/i the interior of VUA Interior landscape islands required, average every 10 stalls, no more than 20 stalls in a row Low volume irrigation system with rain guage required, max. 50% of greenspace may be irrigated sod Expansion of floor area on over 25% requires existing VUA to be landscaped Specifications: Trees- min. 2" caliper, 8-10' height, 5-6' spread, 30-gallon container Shrubs- 24" height, 24" spread, 3-gallon container, planted 3' on center **Tree Protection Requirements** (trees over 5" DBH): Submit a tree survey showing all existing trees by diameter size, species, and location, up to 20' onto adjacent property and topo, 25' grid, 25' off-site, with road centerlines; Sites over 1 acre, must retain 50% of existing protected trees. Min. 10' protective radius required, 1st 6' undisturbed, remaining 4' pervious pavement on ex. grade Grand Tree encroachments and trimming are subject to Parks Department approval

STORMWATER MANAGEMENT (Chapter 21)

New Construction: projects with a site area < 10,000 SF must meet water quality criteria for the entire site (1/2" over the site area must be stored in a retention facility); projects > 10,000 SF must meet both water quality and quantity criteria for the site.

Expansion of an Existing Developed Site: 3,000 SF of new impervious area is allowed with no retention or detention required; expansions >3,000 SF but < 10,000 SF must meet water quality criteria for the area of expansion; expansions > 10,000 SF must meet both water quality and quantity criteria for the area of expansion.

Ponds < 2 ft. deep and ponds contained by a fence require no setback from the property line; if pond is greater than 2 ft. deep, setback from property line and from areas of normal pedestrian activity/vehicular use is 4 ft. to top of bank. Maximum allowable sideslope is 2:1(h:v), otherwise retaining wall is required. Ponds >2' deep & w/ bank slopes steeper than 2:1 (h:v) must be fenced No off site runoff currently draining onto the site shall be blocked by the proposed construction.. The finished floor elevation for commercial development must be a min. 1.0' above the lowest centerline of adjacent street ROW, living space must be 1.5' above the centerline.

ZONING (Chapter 27)

Structure Setbacks: from property line (Article IV)

District	Front	Side	Rear Interior Lot/ Center Lot	Corner	Maximum F. A. R.	Maximum Height
RO RO-1	25	7	20	15	.35 0.5	35
OP* OP-1*	25 20	10 10	20 20	25 20	1.0 3.0	60 200
CN CG* CI*	20 10 10	10 10/0 0	10 10 0	20 10 10	.35 1.0 1.0	30 45 45
IG IH*	10 10	0 0	0 0	10 10	.75 .75	60 N/A

* Setbacks may increase based on building height, see Table 4-2, Article IV

Buffering (Sec 27-130): Where adjacent use is residential, a 6 foot high finished masonry wall and 15 ft. landscape buffer are required. Where side or rear walls of a building are across the R.O.W. from property that is zoned residential, a 6 foot high finished masonry wall or a 5 feet wide landscape buffer consisting of a row of evergreen trees 20' on center and a row of evergreen hedges, 7-gallon cont., 5-feet on center is required

Note: City codes may be viewed @ municode.com
Updated 06/15/09

Parking (Article X)

General Office: 3.3 spaces per 1000 SF gross floor area (GFA)
Medical Office: 6.0 spaces per 1000 SF gross floor area
Retail: 4.0 spaces per 1000 SF gross floor area
Restaurant: .25 spaces per occupancy
Manufacturing/warehouse/wholesale trade: 0.6 spaces per employee on largest shift

Site plan must show location of proposed a/c units and state adjacent land uses. A/C units and building equipment must meet principal structure setbacks. Site may be subject to additional criteria if located within a historic district or overlay district.

TRANSPORTATION (Chapter 25 & 27-246)

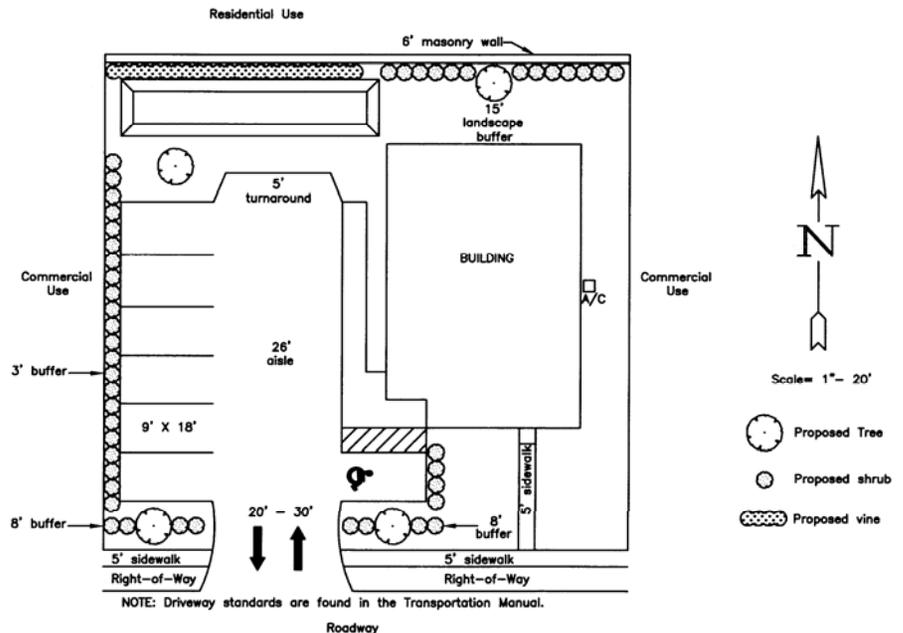
Parking Lot Configuration

Standard stalls	Stalls size	Drive aisle
	9' x 18'	26'
	10' x 18'	24'
Compact Stalls up to 65%	8' x 16'	24'
HC Stalls	12' plus 5' loading area	26'

Minimum allowable driveway width @ property line is 20', maximum is 30'. Min. width @ edge of pavement is 40', max. 50'. One way driveway widths @ property line 10-15', min. 30', max 35' @ edge of pavement.

Proposed dumpster location must be shown on plans unless curbside pick-up is designated and approved by the solid waste department.

All parking spaces are to be delineated with white striping, HC blue & white per FDOT standards & specs. Sidewalks are required along all street frontages.



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