

City of Tampa

Zoning Districts

The city is divided by chapter 27 into zoning districts, the boundaries and designations of which are shown in a series of maps, covering in combination the entire land and water area of the city, and identified as the official zoning atlas of the city.

The following document contains general definitions of the zoning districts found within the City of Tampa. For detailed information regarding districts, setbacks, height and uses, please refer to chapter 27 of the City of Tampa code. The code is available for viewing on-line at www.municode.com. For specific information regarding zoning regulations on a piece of property, you should contact one of the planners with the Land development Coordination Division, for the latest and most up to date zoning information and regulations.

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SINGLE-FAMILY RESIDENTIAL DISTRICTS

Single-family districts provide for detached residential housing development on a variety of lot sizes in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses for residential development and special uses are also permitted.

- RS-50 Residential single-family: This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, RS-75 and RS-60 single-family districts, but with smaller minimum lot size requirements. Minimum lot size is 5000 square feet, 1 unit per 5000 (sq. ft.). Maximum height is 35 feet.
- RS-60 Residential single-family: This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150, RS-100, and RS-75 single-family districts, but with smaller minimum lot size requirements. Minimum lot size is 6000 square feet, 1 unit per 6000 (sq. ft.). Maximum height is 35 feet.
- RS-75 Residential single-family: This district provides areas for primarily low density single-family detached dwellings similar to those provided for in the RS-150 and RS-100 single-family districts, but with smaller minimum lot size requirements. Minimum lot size is 7500 square feet, 1 unit per 7500 (sq. ft.). Maximum height is 35 feet.
- RS-100 Residential single-family: This district provides areas primarily for low density single-family detached dwellings similar to those provided for in the RS-150 residential single-family districts, but with smaller minimum lot size requirements. Minimum lot size is 10000 square feet, 1 unit per 10000 (sq. ft.). Maximum height is 35 feet.
- RS-150 Residential single-family: This district provides areas for primarily low density single-family detached dwellings on spacious lots, wherein a property owner may obtain reasonable assurance of compatible development. Minimum lot size is 15000 square feet, 1 unit per 15000 (sq. ft.). Maximum height is 35 feet.

MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

The following multiple-family districts provide for residential development at a variety of densities in accordance with the Tampa Comprehensive Plan. Accessory uses, compatible related support uses to residential development and certain special uses are also permitted.

- RM-12 Residential Multiple-Family: This district provides primarily for low-medium density residential uses including single-family and two-family developments. Multiple-family development may be permitted through the special use permit procedure. Minimum lot size is 5000 square feet, 1 unit per 3630 (sq. ft.). Maximum height is 35 feet.

- RM-16 Residential Multiple-Family: This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure. Minimum lot size is 5000 square feet, 1 unit per 2723 (sq. ft.). Maximum height is 35 feet.
- RM-18 Residential Multiple-Family: This district provides primarily for low-medium density residential uses, similar to those provided in the RM-12 district, including single-family and two-family developments, at an increased density. Multiple-family development may be permitted through the special use permit procedure. Minimum lot size is 5000 square feet, 1 unit per 2420 (sq. ft.). Maximum height is 35 feet.
- RM-24 Residential Multiple-Family: This district provides primarily for medium density multiple-family residential development. Minimum lot size is 5000 square feet, 1 unit per 1815 (sq. ft.). Maximum height is 60 feet.
- RM-35 Residential Multiple-Family: This district provides primarily for medium-high density multiple-family residential development. Minimum lot size is 5000 square feet, 1 unit per 1243 (sq. ft.). Maximum height is 120 feet.
- RM-50 Residential Multiple-Family: This district provides primarily for high density multiple-family residential development. Minimum lot size is 5000 square feet, 1 unit per 871 sq. ft. Maximum height is 200 feet.
- RM-75 Residential Multiple-Family: This district provides primarily for high density multiple-family residential development. Such high density residential structures shall be located in close proximity to regional shopping, employment and public transportation opportunities. Minimum lot size is 5000 square feet, 1 unit per 580 (sq. ft.).

OFFICE DISTRICTS

Development of the following office and professional districts shall be in accordance with the Tampa Comprehensive Plan. They are intended to provide for a combination of office, institutional and residential uses, compatible special uses and compatible related support uses under the provisions of this chapter.

- RO Residential Office: This district provides primarily for low density residential development and low intensity office uses compatible with residential neighborhoods. The district permits conversion of residential structures or the construction of new structures for office and related use. In addition, this district may be used to provide a buffer between residential and more intensive commercial and office districts. Minimum lot size is 5000 square feet, 1 unit per 5000 sq. ft. Maximum FAR is 0.35. Maximum height is 35 feet.
- RO-1 Residential Office: This district provides primarily for low to low-medium density residential development and low-medium intensity office uses compatible with residential neighborhoods. This district would permit conversion of residential structures or the construction of new structures for office and related use. Minimum lot size is 5000 square feet, 1 unit per 2723 (sq. ft.). Maximum FAR is 0.5. Maximum height is 35 feet.

- OP Office Professional: This district provides primarily for institutional, professional and general office development of an intensity greater than the RO-1 residential office zoning district and less than the OP-1 office professional zoning district. This district shall be applied to land located along arterial and collector streets, as shown on the major street map. Minimum lot size is 10000 square feet, 1 unit per 1815 (sq. ft.). Maximum FAR is 1.0-1.5. Maximum height is 60 feet.
- OP-1 Office Professional: This district provides primarily for high intensity areas of institutional, professional and general office development. This district shall be applied in areas of the city where specific nodes of intense office development are appropriate. The district shall be applied to land located along arterial or collector streets, as shown on the major street map. Minimum lot size is 10000 square feet, 1 unit per 871 (sq. ft.). Maximum FAR is 3.0-3.5. Maximum height is 200 feet.

COMMERCIAL DISTRICTS

The commercial districts provide for various retail sales, personal services, office and institutional uses, accessory uses as appropriate thereto and compatible supporting uses, as well as selected special uses, all at appropriate intensities and in locations in accordance with the Tampa Comprehensive Plan.

- CN Commercial-neighborhood: This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development. Minimum lot size is 5000 square feet, 1 unit per 2500 (sq. ft.). Maximum FAR is 0.35.
- CG Commercial-general: This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.
- CI Commercial-intensive: This district provides areas for intense commercial activity, permitting heavy commercial and service uses. Minimum lot size is 10000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.

INDUSTRIAL DISTRICTS

The industrial districts provide primarily for manufacturing, processing, assembly, warehousing and related uses at appropriate intensities and locations in accordance with the Tampa Comprehensive Plan. Performance standards are used to ensure compatibility with neighboring uses and districts.

- IG Industrial-general: This district provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses. The industrial general district is established to provide areas for industry in locations, which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for heavier industrial development because of proximity to residential, recreational, commercial or related developments. The district is to permit development compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land. Minimum lot size is 5000 square feet. Maximum FAR is .75. Maximum height is 60 feet.
- IH Industrial-heavy: This district provides primarily for areas of intensive manufacturing and industrial uses in areas related to the Port of Tampa or other areas capable of supporting such uses. The industrial heavy district is established to provide areas for uses that can generate emissions and are not compatible with primary commercial, institutional, and residential uses. Minimum lot size is 5000 square feet. Maximum FAR is .75.

AIRPORT COMPATIBILITY DISTRICTS

The airport compatibility district is designed to promote the appropriate type and intensity of development of land uses on and surrounding an airport. The purpose of designating land and water areas in this district is to encourage development that is compatible with aircraft operation and to increase safety and limit population by maintaining a lower density of development and to promote and protect the utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas in proximity to airport boundaries or operations. The M-AP airport compatibility district shall consist of four (4) subdistricts or sectors. The subdistricts are described as follows:

- M-AP-1 Because these areas are most affected by aircraft traffic, the intensity of development in allowable heights of structures shall be at a level as to minimize population and eliminate hazards to aircraft operations. Maximum height is 42 ft.
- M-AP-2 The height of structures and land use permitted in these areas are of low intensity to reduce population in proximity to the airport and its runways. Maximum height is 42 ft.
- M-AP-3 The land uses, intensities and heights of structures are limited to those which, for safety purposes, reduce population in the path of aircraft approaching or departing on these runways. Maximum height is 70 ft.
- M-AP-4 The land uses, intensities and heights of structures are designed to maintain the density of population for safety in areas surrounding the airport. Maximum height is 70 ft.

YBOR CITY HISTORIC DISTRICTS

The purpose of the Ybor City Historic District is to promote and preserve this historic district and its landmarks for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings, sites, monuments, structures and other areas of historic interest or importance within the Ybor City area of the city; to safeguard the heritage of our city by preserving and regulating this district and its landmarks, which reflect elements of our cultural, social, economic, political and architectural history; to preserve and enhance the environmental quality and safety of this district and the neighborhoods within it; to strengthen the city's economic base by the stimulation of the tourist industry; to establish, stabilize and improve property values; to foster economic development and manage growth. The Ybor City Historic District consists of the following nine (9) subdistricts:

- YC-1 Central Commercial Core: This subdistrict comprises the cultural, social, shopping and service heart of the Original Ybor City Historic District. The regulations are intended to preserve and enhance the touristic, cultural and economic functions by preserving its rich mixture of land uses, relatively modest intensity of development, low-rise structures and distinctive architecture.
- YC-2 Residential: This subdistrict comprises land devoted to residential development, including single-family and multifamily dwellings. The regulations are intended to preserve and conserve this predominately single-family and two-family housing form, and to encourage the development of vacant tracts suitable for residential uses.
- YC-3 Hillsborough Community College: This subdistrict comprises land devoted to and designated for development as part of the Hillsborough Community College and supporting related uses.
- YC-4 Mixed Use Redevelopment: This subdistrict comprises mainly vacant land redesignated for neighborhood redevelopment which will support and enhance the tourists, cultural and economic functions of the Original Ybor City Historic district, providing an urban mixed use core coincident to the revitalization of the district's commercial core.
- YC-5 General Commercial: This subdistrict comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.
- YC-6 Community Commercial: This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringes of the historic district, and which will provide a transition into the industrial uses to the south.
- YC-7 Mixed Use: The purpose of the YC-7 subdistrict is to allow the development of land uses that are consistent with the adopted future land use element of the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential, which while restricting the more intense commercial and industrial uses, contribute to the appropriate mix of land uses needed to ensure a viable economic base for the historic district.
- YC-8 Residential: The purpose of the YC-8 subdistrict is to allow the development of single family detached residential dwellings on relatively large lots in the expanded Historic District. The regulations are intended to preserve and conserve this predominately single-family housing form, and to encourage the development of vacant tracts suitable for residential uses.

YC-9 Site Plan Controlled: The purpose of the YC-9 subdistrict is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging well-designed developments that:

1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
2. Include a mixture of appropriate land uses, which may not otherwise be permitted in other districts.

CENTRAL BUSINESS DISTRICT (CBD)

The purpose of the CBD district is to implement the goals of the Tampa Central Business District Land Use Policy Plan, a component of the comprehensive plan for the city. It is also the purpose of the central business district regulations to guide development design to establish the desired character of development for each of the twelve (12) CBD character districts identified in the CBD land use policy plan. The central business district consists of the following two (2) zoning subdistricts:

- CBD-1 This zoning subdistrict is appropriate for CBD projects in areas with low- to mid-rise structures.
- CBD-2 This zoning subdistrict is appropriate for CBD projects in areas with high-rise structures. CBD-2 zoned property may be controlled by a site plan approved by City Council.

THE CHANNEL DISTRICT

The purpose and intent of the Channel District ("CD") is to provide for a growing mixed-use area which lies between and complements the Central Business District and the Ybor City Historic District. The CD provides for a variety of commercial, residential and industrial uses in conformance with the Tampa Comprehensive Plan and seeks to guide development design according to the desired maritime and warehouse character of development. The Channel District consists of the following three (3) zoning subdistricts:

- CD-1 This zoning subdistrict is appropriate for a variety of residential and commercial projects with an urban and pedestrian development pattern.
- CD-2 This zoning subdistrict is appropriate for a variety of intense commercial and industrial uses in the area between downtown, Ybor City and the Port of Tampa.
- CD-3 Site plan controlled district approved by City Council prior to 2007.

PLANNED DEVELOPMENT

- PD Planned Development: The purpose of the site plan controlled planned development district (PD) is to allow the development of land uses that are in conformance with the adopted future land use element of the Tampa Comprehensive Plan while encouraging maximum land development opportunities and well-designed developments that:
1. Are characterized by unique conditions or situations which other zoning districts cannot accommodate including, but specifically not limited to unusual physical or environmental features, transportation, access, etc.; or
 2. Include a mixture of appropriate land uses which may not otherwise be permitted in other districts.
- PD-A Planned Development Alternative: The purpose of this alternative review process is to provide conceptual approval for planned development districts involving large-scale developments with a lengthy projected build out time. The alternative review process allows flexibility within the parameters established by specific stated performance standards.

OTHER DISTRICTS

- PP Public Park: This district is designed to identify and protect those publicly owned parcels used or proposed for park, recreation and open space use.
- UC University-Community District: The purpose of the University Community District shall be to provide for the appropriate development and arrangement of land uses for the University of South Florida and its associated land uses and to assure a development pattern which is compatible with university operations and to further encourage the grouping of those land uses having specific inter-relationships. The intent of the U-C District is to protect and promote the long-term stability of both the university and its accessory uses. Minimum lot size is 1 acre. Maximum FAR is .25. Maximum height is 100 feet.