



Chapter 27 Zoning & Land Development

July 2019 Text Amendment Cycle

OCTOBER 24, 2019 CITY COUNCIL WORKSHOP

Motion: (Maniscalco-Gudes) That the proposed amendments to Chapter 27, City of Tampa Code, provided by Catherine Coyle, Planning Design & Development Coordination Manager/Planning & Development Department **be transmitted to the Planning Commission**. Motion carried with Citro and Miranda being absent at vote.

AMENDMENTS INITIATED BY: CITY COUNCIL

June 6, 2019 9:00 AM Agenda

Item #73. File Nos. E2019-48 and E2019-8 CH 27 – (Verbal report provided by Thomas Snelling, Director of Planning and Development, and by Assistant City Attorney Kristin Mora, Legal Department.)

Staff and Legal Department to appear and provide options to address skateboard structures on a short term and long term basis and also provide recommendations on how to handle or prohibit said structures in residential areas. - (Original motion initiated by Dingfelder-Maniscalco on May 23, 2019.)

Motion: (Dingfelder-Miranda) That Staff and the Legal Department be directed to draft and present a potential ordinance to prohibit skateboard facilities in certain residential neighborhoods for the July 2019 code amendment cycle. Motion carried with Viera and Citro being absent.

Sec. 27-43. Definitions. **[NEW DEFINITION]**

Skateboard ramp: an outdoor structure, whether or not permanently affixed to the ground, that has one (1) or more curved, sloping planes, and that is used to permit persons on a skateboard, roller skates, in-line skates, bicycle, or other self-propelled vehicle, to move continuously from one (1) level to another and/or one (1) side to another. Also known as a “half-pipe”, a U-shaped ramp structure, and a “quarter-pipe”, which is one-half of a half-pipe.

Sec. 27-290.9. Skateboard ramps. **[NEW SECTION]**

Skateboard ramps are permitted as accessory structures to residential or nonresidential structures, provided that the following requirements are met.

(a) Accessory to a residential structure or use.

(1) Location. Skateboard ramps may be located within side or rear yards, but shall not be allowed in front or corner yards. Skateboard ramps must meet the required yards (setbacks) for principal structures, as established in the underlying zoning district. The yard (setback) is measured from the property line to the closest portion of the skateboard ramp structure.

(2) Maximum permitted dimensions. Skateboard ramps shall not measure, in aggregate, more than the following:

- a. 8' width;
- b. 22' length; and,
- c. 3' height.

(b) Accessory to a nonresidential structure or use.

- (1) Location. Skateboard ramps may be located within side, rear, or corner yards, but shall not be allowed in front yards. Skateboard ramps must meet the required yards (setbacks) for principal structures, as established in the underlying zoning district, but no less than ten (10) feet. The yard (setback) is measured from the property line to the closest portion of the skateboard ramp structure.
- (2) Maximum permitted dimensions. Skateboard ramps shall not measure, in aggregate, more than the following:
 - a. 16' width;
 - b. 30' length; and,
 - c. 5' height.

(c) Noise attenuation. Properties with a skateboard ramp shall be required to attenuate noise as follows:

- (1) Install a solid fence, six (6) feet in height, along the entire length of any property line between the skateboard ramp and an adjacent residential use. Refer to sec. 27-290.1 for permitted fence materials;
- (2) Plant a row of evergreen trees such as ligustrum, podocarpus, red cedar, or holly, which are planted twenty (20) feet on center, along the entire length of any property line between the skateboard ramp and any residential use. Trees shall meet minimum planting standards set forth in sec. 27-284.3.3 at planting. Ramps shall be constructed with sound-dampening materials such as insulation, foam-board sheathing, rammed earth, or similar methods. Use of skateboard ramps shall not violate any portion of chapter 14, article III.

AMENDMENTS INITIATED BY: ZONING ADMINISTRATOR

AMENDMENT #1

Sec. 27-43. – Definitions.

[CURRENT DEFINITION]

Cemetery: Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

[PROPOSED DEFINITION]

Cemetery: Land dedicated to, used, and/or intended to be used for the permanent interment/burial of the human dead remains or cremated remains, and dedicated for cemetery purposes, including A cemetery may include land or earth interment; mausoleum, vault, or crypt interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated remains; crematories, mausoleums and/or mortuaries, if operated in connection with and within the boundaries of such cemetery; or any combination of one (1) or more of such structures or places.

[REFERENCE]

Florida Statutes, Chapter 497, Section 497.005(13), Definitions:

“Cemetery” means a place dedicated to and used or intended to be used for the permanent interment of human remains or cremated remains. A cemetery may contain land or earth interment; mausoleum, vault, or crypt

interment; a columbarium, ossuary, scattering garden, or other structure or place used or intended to be used for the interment or disposition of cremated remains; or any combination of one or more of such structures or places.

AMENDMENT #2

Sec. 27-156. Official schedule of district regulations. [GENERAL CLEAN UP]

(a) *Schedule of statements of purpose and intent.* The following array presents for the several districts the statements of purpose and intent applicable to each district.

...

(6) *M-AP 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:

...

e. PD and PD-A planned development districts approved for airport-compatible uses.

...

~~(98)~~ *Central Business District (CBD).* The purpose of the CBD district is to implement the goals of the Tampa Central Business District Land Use Policy Center City Plan, a component of the future land use element of the 2015 comprehensive plan for the city Tampa Comprehensive Plan, and ~~It is also the purpose of the central business district regulations to guide development through design regulations to establish the desired character of development for each of the twelve (12) CBD character districts identified in the CBD land use policy plan to create a public realm of high-quality through the regulation of the physical form of buildings, streets, and open spaces, the form and mass of buildings in relation to one another, and the establishment of a pedestrian-friendly relationship between building facades and the public realm. Refer to Sec. 27-181.1 for provisions related to CBD-1 and CBD-2 zoning subdistricts.~~ The central business district consists of the following two (2) zoning subdistricts:

a. ~~CBD 1. This zoning subdistrict is appropriate for CBD projects in areas with low to mid-rise structures.~~

b. ~~CBD 2. This zoning subdistrict is appropriate for CBD projects in areas with high rise structures.~~

~~(139)~~ *The Channel District (CD).* 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 district design regulations. Refer to Sec. 27-197 for provisions related to CD-1, CD-2, and CD-3 zoning subdistricts.~~ The Channel District consists of the following three (3) zoning subdistricts:

a. ~~CD 1. This zoning subdistrict is appropriate for a variety of residential and commercial projects with an urban and pedestrian development pattern.~~

b. ~~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.~~

~~c. CD-3. This zoning subdistrict is appropriate for those uses or structures exceeding sixty (60) feet in height and deemed compatible with "The Channel District, A plan for the future"; and~~

(10) Seminole Heights District (SH). The purpose of the Seminole Heights district is to implement the goals of the Greater Seminole Heights Vision Plan, a component of the Tampa Comprehensive Plan, and to guide development through design regulations to ensure that all development is compatible in form, building and structural orientation, general site layout, height, lot dimensional requirements and other site spatial relationships to the precedent within the established block and generally, the surrounding area. Refer to Sec. 27-211 for provisions related to SH-RS, SH-RS-A, SH-RM, SH-RO, SH-CN, SH-CG, SH-CI, and SH-PD zoning subdistricts.

~~(1011)~~ *Planned development.* ...

~~(11)~~ TQD Tampa Quality Development. The TQD district is intended for limited and specialized use where the city has determined a mixed use project has unique characteristics, is of exceptional quality, is compatible with surrounding neighborhoods, is of substantial public benefit to the community, provides resources which reduce the need for public funds for low and moderate income persons and supports central business district (CBD) uses but does not compete with them.

(12) *University-Community District (U-C).* ...

~~(1413)~~ Mixed use districts. The purpose of these districts is to allow the development of land uses that are consistent with the Tampa Comprehensive Plan, encourage maximum land development opportunities that are well designed, provide for a balanced mixed use development, including residential and neighborhood scale office and commercial uses, which contribute to the appropriate mix of land uses needed to ensure a viable economic base within Tampa's Urban Villages. Refer to Sec. 27-212 and 27-212.2 for provisions related to the following zoning subdistricts:

- a. NMU-16: Mixed use, neighborhood scale office and commercial, and all single-family dwelling types.
- b. NMU-24: Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.
- c. NMU-35: Mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.

~~(14)~~ *PP public parks.* ...

(b) Schedule of permitted uses by district. Except as specifically provided in this chapter, regulations governing the use of land and structures within the various districts in the city shall be as shown in the schedule of permitted uses by district.

The M-AP subdistricts, YC subdistricts, PD and PD-A districts, ~~TQD~~ SH subdistricts, CBD subdistricts, nmu subdistricts, and CD subdistricts are not shown in the following Table 4-1, Schedule of Permitted Uses by District. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

~~M-AP—Section 27-171~~ Article III, Division 2, Subdivision 1

YC—Article III, Division 2, Subdivision 2

PD and PD-A—Article III, Division 3

~~TQD—Article III, Division 3~~

CBD—Article III, Division 2, Subdivision 3

CD—Article III, Division 2, Subdivision 4

SH – Article III, Division 2, Subdivision 5

NMU – Article III, Division 2, Subdivision 6

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Table 4-1 SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*

*Legend:																	S2—Special use—City council review									
X—Permitted principal use																	A—Permitted accessory use									
S1—Special use—Zoning administrator review																	Blank—Prohibited use									
Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO ₂₆	RO-1 ₂₆	OP	OP-1 ₁₅	CN ₂₆	CG	CI	IG	IH	PP	U-C			
Use Group A																										
...																										
Dwelling unit, accessory ¹⁷				S1	S1																					
...																										

Table Notes:

...

[17] The accessory dwelling unit use is limited to the area of the City North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue.

...

- (c) *Schedule of area, height, bulk and placement regulations.* Except as specifically provided in other sections of this chapter, regulations governing the minimum lot area and width, required front, side and rear yards, floor area ratio, height of structures, area of signs and related matters shall be as shown in the schedule of area, height, bulk and placement regulations.

The M-AP districts, YC subdistricts, PD and PD-A districts, CBD subdistricts, ~~and~~ CD subdistricts, SH subdistricts, and NMU subdistricts are not shown in the following Table 4-2, Schedule of Area, Height, Bulk and Placement Regulations. However, district regulations governing said districts and subdistricts are set forth in this chapter as follows:

M-AP – ~~Section 27-171~~ Article III, Division 2, Subdivision 1

YC – Article III, Division 2, Subdivision 2

PD and PD-A – Article III, Division 3

~~TQD – Article III, Division 3~~

CBD – Article III, Division 2, Subdivision 3

CD – Article III, Division 2, Subdivision 4

SH – Article III, Division 2, Subdivision 5

NMU – Article III, Division 2, Subdivision 6

TABLE 4-2

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS

District	Minimum Area (sq. ft.)	Lot Size Width (ft.)	Dwelling Unit (sq. ft.)	Required Yards (ft.) ¹³				Maximum FAR ¹⁷	Maximum Height (ft.) ¹
				Front ¹⁴	Side ^{15, 16}	Rear Interior Lot / Corner Lot ⁸	Corner ⁸		

...									
RO	5,000	50	¹⁷	25	7	20	15	-	35
RO-1	5,000	50	¹⁷	25	7	20	15	-	35
OP	10,000	60	¹⁷	25	10	20	25	-	60 ²
OP-1	10,000	60	¹⁷	20	10	20	20	-	200 ³
CN	5,000	60	¹⁷	20	10	10	20	-	35
CG	10,000	75	¹⁷	10	10 ¹²	10	10	-	45 ⁶
CI	10,000	100	¹⁷	10	0	0	10	-	45 ⁶
...									

Table 4-2 Notes:

...
 17. Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to sec. 27-140 for applicable methodology and criteria.
 ...

- (d) *Minimum lot area and density factors.* The following summary Table 4-2.1 shows the district acronyms, the district names, the zoning lot area and density factors required by district. In order to determine density for residential use, the following formula shall be used:

$$\frac{\text{minimum lot area (sq. ft.)}}{\text{density factor}} = \text{total dwelling units}$$

Table 4-2.1				
Residential dDistricts		Minimum lot area (sq. ft.)		Density factors (sq. ft.)
...				
<i>Residential office districts</i>				
RO	Residential Office	5,000	and	5,000/d.u. ²
RO-1	Residential Office	5,000	and	2,723/d.u. ²
<i>Office districts</i>				
OP	Office Professional	10,000	and	1,815/d.u. ²
OP-1	Office Professional	10,000	and	871/d.u. ²
<i>Commercial districts</i>				
CN	Commercial-Neighborhood	5,000	and	2,500/d.u. ²
CG ²	Commercial-General	10,000		²
CI ²	Commercial-Intensive	10,000		²
<i>Industrial districts</i>				
IG	Industrial-General	5,000		<u>Not applicable</u>
IH	Industrial-Heavy	5,000		<u>Not applicable</u>
<i>General zoning site plan districts:</i>				
PD ²	Planned Development	Not applicable		²
PD-A ²	Planned Development Alternative	Not applicable		
<i>Special Districts:</i>				

<u>M-AP airport compatibility districts (Refer also to Article II, Division 2, Subdivision 1)</u>				
M-AP 1, -2, -3, -4	Municipal Airport	10,000		2
M-AP-2		10,000		
M-AP-3		10,000		
M-AP-4		10,000		
<u>Ybor City Historic District (Refer also to Article II, Division 2, Subdivision 2)</u>				
YC-1 ²	Central Commercial Core	1,900		2
YC-2 ²	Residential	2,500		
YC-3 ²	Hillsborough Community College	6,650		
YC-4 ²	Mixed Use Redevelopment	1,600		
YC-5 ²	General Commercial	4,700 ¹		
YC-6 ²	Community Commercial	2,820		
YC-7 ²	Mixed Use	2,500		
YC-8 ²	Residential	4,356		
YC-9 ²	Site Planned Controlled	Not applicable		
TQD ²	Tampa Quality Development	3 acres		
<u>Other districts-Central Business District (Refer also to Article II, Division 2, Subdivision 3)</u>				
CBD-1, -2 ²	Central Business District	Not applicable		<u>Not applicable</u>
<u>Channel District (Refer also to Article II, Division 2, Subdivision 4)</u>				
CD-1, -2, -3 ²	Channel District-1, -2, -3	4,000 -Not applicable		580/du ²
CD-2 ²	Channel District-2	4,000		0
CD-3 ²	Channel District-3	4,000		580/du
<u>Seminole Heights District (Refer also to Article II, Division 2, Subdivision 5)</u>				
<u>SH-RS</u>	<u>Single-family detached residential</u>	<u>5,000</u>		2
<u>SH-RS-A</u>	<u>Single-family attached residential</u>	<u>2</u>		
<u>SH-RM</u>	<u>Multi-family residential</u>	<u>2</u>		
<u>SH-RO</u>	<u>Residential office</u>	<u>5,000</u>		
<u>SH-CN</u>	<u>Office</u>	<u>6,000</u>		
<u>SH-CG</u>	<u>Mixed use, commercial general</u>	<u>7,500</u>		
<u>SH-CI</u>	<u>Mixed use, commercial intensive</u>	<u>7,500</u>		
<u>SH-PD</u>	<u>Planned development</u>	<u>2</u>		
<u>Neighborhood Mixed Use District (Refer also to Article II, Division 2, Subdivision 6)</u>				

NMU-16, -24, -35	<u>Neighborhood Mixed Use</u>	<u>5,000</u>		<u>2</u>
Table Notes:				
<ol style="list-style-type: none"> 1. Development of single-family attached and semi-detached dwellings is permitted to have a minimum lot area of one thousand six hundred (1,600) square feet. 2. The maximum allowed density is governed by the Tampa Comprehensive Plan. 				

AMENDMENT #3

Sec. 27-184. Official schedule of permitted principal, accessory and special uses; required off-street parking ratios by use **[GENERAL CLEAN UP]**

(a) ...

TABLE 184 TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE

...

PARKING-RELATED NOTES:

...

[I] Loading. Refer to Table ~~184.1~~ 185 below.

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