

Section 27-177 Historic District Established

TABLE 8-2  
SCHEDULE OF DIMENSIONAL REGULATIONS

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

SP = as per city council approved site plan  
N.A. = not applicable

<sup>1</sup> See section 27-284 for screening and buffering requirements.

<sup>2</sup> ~~The Max. F.A.R. applies to all uses, except single family and multi family 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. Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to section 27-140 for applicable methodology and criteria.~~

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

<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 seventeen (17) feet [in] width and one thousand six hundred (1,600) square feet in area.

<sup>6</sup> ~~The zoning administrator may approve a waiver~~ consider an alternative design exception, subject to sec. 27-60, for ~~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~~ alternative design exception exceed the average front setback of the two (2) 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.