

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **RELATING TO AMENDMENTS TO THE LAND DEVELOPMENT CODE**, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-43, DEFINITIONS; AMENDING SECTION 27-149, PUBLIC NOTICE REQUIREMENTS FOR LAND DEVELOPMENT DECISIONS AND TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE; AMENDING SECTION 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; AMENDING SECTION 27-211.6, DEVELOPMENT STANDARDS FOR COMMERCIAL, MIXED-USE, OR OTHER NON-RESIDENTIAL (SH-CG AND SH-CI) DEVELOPMENT; AMENDING SECTION 27-211.8, SCHEDULE OF PERMITTED USES BY DISTRICT; AMENDING SECTION 27-238, WESTSHORE OVERLAY DISTRICT DEVELOPMENT STANDARDS; AMENDING SECTION 27-283.12, OFF-STREET PARKING SPACE STANDARDS; AMENDING SECTION 27-288, SOLID WASTE; AMENDING SECTION 27-290.1, FENCE AND WALL REGULATIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the following amendment to Chapter 27, Code of Ordinances is a publicly-initiated amendment; and,

WHEREAS, on June 12, 2023, the Hillsborough County City-County Planning Commission conducted a public hearing on this ordinance and recommended a finding that it is consistent with the Tampa Comprehensive Plan; and,

WHEREAS, the City Council of the City of Tampa has determined that the following amendments promote and protect the general health, safety and welfare of the residents of the City of Tampa and is consistent with the Comprehensive Plan; and,

WHEREAS, duly noticed public hearings as required by law were held by the City Council of the City of Tampa, at which public hearings all residents and interested persons were given an opportunity to be heard.

NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF TAMPA, FLORIDA:**

1
2 **Section 1.** That "**Sec. 27-43. Definitions.**" is hereby amended by adding the
3 underlined language and deleting the stricken language as follows:
4

5 **"Sec. 27-43. Definitions.**

6
7 *...Adaptive reuse:* The reuse of any structure ~~in, or eligible for inclusion in, the Tampa~~
8 ~~Historical Register~~ that is classified as a "contributing structure" located within a local or
9 national historic district, or a structure designated as a local or national landmark for
10 residential, office and/or neighborhood serving commercial use.
11

12 *...Courtyard:* An unoccupied space, other than a yard, which is open to the sky, on the
13 same zoning lot with a building or group of buildings, and which is bounded on at least
14 two sides by a building, buildings or walls. A courtyard shall be designed exclusively for
15 use by pedestrians (not motor vehicles) and may or may not be shared between
16 occupants. A courtyard may also be referred to as an interior court.
17

18 *...Parking, Electric Vehicle (EV) Capable:* A parking space served by a continuous raceway
19 to an electric panel. The electric panel shall have appropriate future capacity and have a
20 dedicated branch circuit. Charging equipment is not required.
21

22 *Parking, Electric Vehicle (EV) Installed:* A parking space served by a continuous raceway
23 to an electric panel. The electric panel shall have appropriate capacity and have a
24 dedicated branch circuit. Charging equipment is required. ..."
25

26 **Section 2.** That "**Sec. 27-149. Public notice requirements for land development**
27 **decisions and text amendments to the Land Development Code.**" is hereby amended by
28 adding the underlined language as follows:
29

30 **"Sec. 27-149. Public notice requirements for land development decisions and**
31 **text amendments to the Land Development Code.**
32

33 *...(c) Supplemental notice.* Supplemental public notice shall be provided for all land
34 development decisions as provided for below, unless another provision of City of
35 Tampa Code of Ordinance provides for different supplemental notice requirements.
36 For the purposes of this subsection, the term "applicant" shall also include the
37 "petitioner" in a review proceeding. If the city is pursuing the land development
38 decision, then the city shall be deemed the "applicant." If two (2) public hearings are
39 required, then supplemental notice must be provided prior to the first public
40 hearing.

41 (1) *Mailed notice.* The applicant shall send the required mailed notice not less
42 than thirty (30) days prior to the date of the public hearing on which the

application is scheduled. The notice shall identify the physical address of the subject property; the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the phone number, address, and email address (if available) of the applicant; the application number as assigned by the City; and a description of the land development decision requested including type of application, nature or degree of request and potential uses, information on how to view a digital copy of the complete application, including, where applicable, the proposed site plan, and other information as required by the city. ...

(2) *Posted notice.*

...b. The sign, which may be metal or other substance in a format provided by the city, must be at least eighteen (18) inches by twenty-four (24) inches upon which shall appear and must identify the day, month, and year of the public hearing; the scheduled time and location of the public hearing; the application number as assigned by the City; the nature or degree of the request including type of application and potential uses (e.g. rezoning, special use, variance, etc.). ...

...(5) *Public notice for continued public hearings and amended applications.*

...c. Public hearings that are postponed due to a declared local state of emergency. Where a local state of emergency is declared and a meeting is postponed as a result of the local state of emergency, items on the agenda that are set for a public hearing during the local state of emergency will be automatically continued to a time and date certain which, for purposes of continued items, will be the next regularly scheduled meeting of the council, board, or commission. The applicant will not need to provide additional notice for the new, continued public hearing date and time unless the council, board, or commission requires that additional notice be provided. "

Section 3. That "**Sec. 27-156. Official schedule of district regulations.**" is hereby amended by adding the underlined language as follows:

"Sec. 27-156. Official schedule of district regulations.

"TABLE 4-1

SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT*

*Legend:																								
X—Permitted principal use																								
S1—Special use—Zoning administrator review																								
S2—Special use—City council review																								
A—Permitted accessory use																								
Blank—Prohibited use																								
Uses	R S- 15 0	R S- 10 0	R S- 75	R S- 60	R S- 50	R M- 12	R M- 16	R M- 18	R M- 24	R M- 35	R M- 50	R M- 75	RO ²⁶	R O- 1 ²⁶	O P	O P- 1 ¹	CN ²⁶	C G	C I	I G	I H	P P	U C	

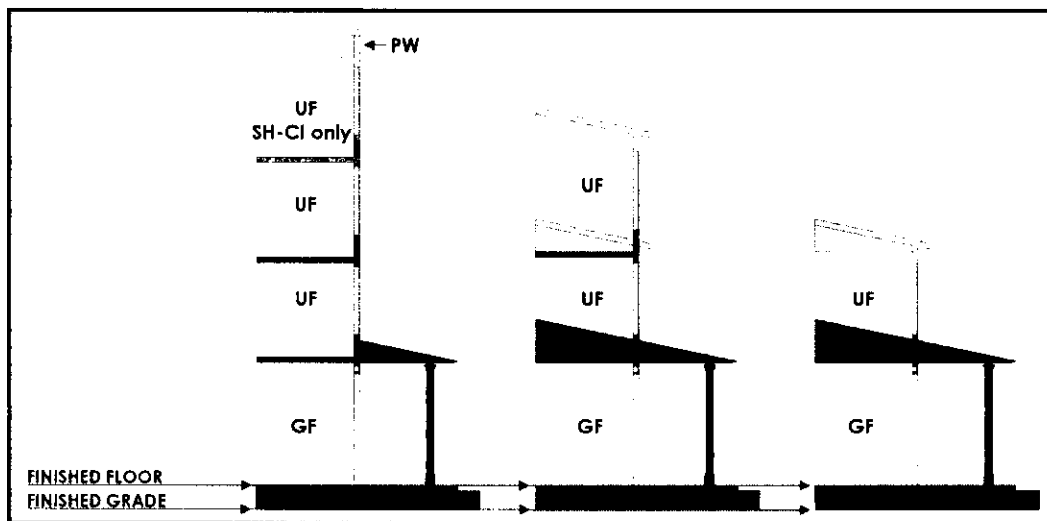
Use Group A																								
Adaptive reuse															X	X	X	X	X	X	X	X	X	
Bed and breakfast						S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X	X				
Cemetery	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X	X	X	X		
Congregate living facilities																								
Facilities of 6 or fewer residents	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X				
Small group care facility	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		X					S1	
Large group care facility									S1	S1	S1	S1	S1	X	X	X		X					S2	
Dwelling, multiple-family						S1	S1	S1	X	X	X	X		S1	S1	S1	S1	S1	S1				S2	
Dwelling, single-family, detached ¹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S1	S1	S1	S1	S1					
Dwelling, single-family, semi-detached ²						X	X	X	X	X	X	X		X	X	X	S1	S1	S1					
Dwelling, single-family, attached ³						X	X	X	X	X	X	X		S1	S1	S1	S1	S1	S1					
Dwelling, two-family						X	X	X	X	X	X	X		X	X	X	S1	S1	S1					
Extended family residence	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1					
Home-based business ⁴	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2												
Professional residential facilities																								
Recovery Home A						S2	S2	S2	S2	S2	S2	S2		S2	S2	S2		S2	S2				S2	
Recovery Home B								S2	S2	S2	S2	S2		S2	S2	S2		S2	S2				S2	
Residential treatment facility								S2	S2	S2	S2	S2		S2	S2	S2		S2	S2				S2	
Life care treatment facility								S2	S2	S2	S2	S2		S2	S2	S2		S2	S2				S2	

..."

Section 4. That "Sec. 27-211.6. Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) development." is hereby amended by adding the underlined language and deleting the stricken language as follows:

"Sec. 27-211.6. Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) development.

...(b) Use and general building standards: all development shall comply with development standards set forth below: **Graphic 211.6b** Depicts an example of a 1-story, 2-story, 3-story, and 4-story commercial/mixed use cross-section.



KEY (SH-CG and SH-CI): Table 211.6b		
See also Sec. 27-43 Definitions	GF: Ground Floor UF: Upper Floor	SF: Square feet PW: Parapet wall
	PBH: Principal building height	UFA: Usable floor area
	ABH: Accessory building height	min: minimum

Use Placement	
GF	Commercial, office/private institutional, governmental/public institutional, recreation/assembly, residential (as permitted in Table SH-25.1)
UF	Office/private institutional, governmental/public institutional, recreation/assembly, residential (as permitted in Table SH-25.1)
Maximum Height [1]	

PBH	SH-CG: 3-stories (45 feet); SH-CI: 4-stories (55 stories feet)
ABH	2-stories (25 feet) [2]
PW	7' above PBH and ABH [4]
Elevator/mechanical housing, steeples, widow's walk, cupolas, other architecturally integrated design features.	Exempt, except shall occupy no more than 20 percent of roof area.
Miscellaneous Standards	
Minimum transparency, such as architectural features or elements as defined in Sec. 27-43, window boxes, doors and windows, for nonresidential façades along FB and SSB, measured within first 15 feet (from grade) of the façade.	40 percent for all non-residential uses
Maximum allowable aluminum, other metal siding, or plastic/PVC that can be used on any Front or Side Street façade [3]	25 percent

Notes:

[1] Height is measured from finished grade to highest point of structure (see Sec. 27-43 Definitions).

[2] ABH shall be reduced to 2-story (22.5 feet) when located within 20 feet of a 1-story residential principal building (not located on subject parcel).

[3] Aluminum, other metal siding, or plastic/PVC materials shall only be used as accent or ancillary materials.

[4] PW maximum of 7' above maximum height for PBH and ABH for decorative and screening purposes.

...

Section 5. That **"Sec. 27-211.8. Schedule of permitted uses by district."** is hereby amended by adding the underlined language as follows:

"Sec. 27-211.8. Schedule of permitted uses by district.

Table 25-1 sets forth the permitted, special, and accessory uses by zoning district. All lands within the Greater Seminole Heights area shall adhere to this table. Any uses not listed shall be subject to zoning administrator review, pursuant to section 27-59.

Table SH-25.1 Table of Uses, Permit Requirements							
Use (listed by subcategory) District	SH-RS	SH-RS-A	SH-RM	SH-RO	SH-CN	SH-CG	SH-CI
...Adaptive Reuse				<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

...

Section 6. That **"Sec. 27-238. Westshore Overlay District Development Standards."** is hereby amended by adding the underlined language and deleting the stricken language as follows:

"Sec. 27-238. Westshore Overlay District Development Standards.

...The future land use pattern and growth of the Westshore District is guided by and described within the "Tampa Comprehensive Plan," the implementation strategies and design guidelines outlined in the "Westshore Area Pedestrian System Plan (March 2005) and the Westshore Pedestrian Plan Addendum - Implementation Plan and Design Guidelines (March 2009)", commonly known as "The Westshore Pedestrian Plan" and the "Westshore Mobility Strategy Action Plan." A Framework Map described and illustrated in the Westshore Pedestrian Plan identifies four (4) distinct street types or categories for the road and pedestrian network within the Overlay District. Graphic illustrations and applicable development standards for each street-type are provided in paragraph (g)(1), Tables 238.2a—238.2e below. The following street classifications (Table 238.1) shall apply:

Table 238.1 Westshore Overlay—Street Classifications	
Priority Pedestrian Streets [1]	Westshore Boulevard Cypress Street Lois Avenue Spruce Street (non-State regulated segments) Himes Avenue Occident Street (Westshore Plaza to Cypress St.)
Regional Corridors [1]	Kennedy Boulevard Dale Mabry Highway Boy Scout Boulevard Hillsborough Avenue Spruce Street (State regulated segments) Columbus Drive
Local Commercial Streets [2]	All remaining roadways classified as "arterial," "collector," or "neighborhood collector"[3] <u>Laurel Street (West Shore Blvd. to Frontage Rd.)</u> <u>Reo St. (Kennedy Blvd to Cypress St.)</u> <u>Trask Street (Gray St. to Spruce St.)</u>
Neighborhood Streets	Including those remaining roadways classified as "local"[3]
<u>Bicycle Boulevard</u>	<u>Gray Street (Himes Ave. to West Shore Blvd.)</u> [4]
Notes: [1] Classification limited to those streets and corridors specifically listed. [2] Classification does not apply to those streets or corridors identified as "Priority Pedestrian Streets" or "Regional Corridors".	

[3] Refer to City of Tampa's Functional Classification Roadway Map for classifications.

http://www.tampagov.net/dept_transportation/files/functional_classification_map.jpg

[4] Bicycle Boulevard Classification standards to be determined by the City of Tampa Mobility Department

1
2 ... (a) ... (3) *Streetscape design standards.* The following specific streetscape design
3 standards shall be required for all properties located adjacent to Pedestrian Priority
4 Streets, Regional Corridors, Local Commercial Streets and Neighborhood Streets. Refer to
5 Tables 238.2a—238.2e, the "Westshore Boulevard Sidewalk Plan" and "Westshore
6 Boulevard Sidewalk Detail Specifications" depicted herein for dimensional, placement,
7 materials, and planting requirements.

8 ... b. *Westshore Boulevard Street Trees and Buffer Tree standards.*

- 9 1. Street Trees shall be planted within planting areas and located
10 three feet (3') six inches (6") back of curb. Buffer Trees shall be
11 planted three feet (3') back of sidewalk provided the available
12 setback area is six feet (6') or greater in width. Buffer Trees shall be
13 provided ~~in vehicle use buffers adjacent to the~~ Westshore
14 Boulevard sidewalk provided where a planting area of at least 6
15 feet is available regardless of width in a planting area of sufficient
16 size to ensure the survival of the tree. The developer shall be
17 responsible for all costs associated with design, permitting,
18 installation, replacement, irrigation, pruning, and general
19 maintenance of the Street Trees and Buffer Trees and any
20 additional landscape materials provided. ...

21 c. *Buffer Tree Standards (all non-Westshore Boulevard streets).*

- 22 1. Buffer Trees shall be planted three feet (3') back of sidewalk
23 provided the available setback area is six feet (6') or greater in
24 width. ~~Buffer Trees shall be provided in vehicle use buffers adjacent~~
25 ~~to Westshore Boulevard.~~ The developer shall be responsible for all
26 costs associated with design, permitting, installation, replacement,
27 irrigation, pruning, and general maintenance of the Street Trees
28 and Buffer Trees and any decorative materials provided as a part of
29 the streetscape plantings. ...

30 (4) *Building and site standards.*

- 31 ... b. At least fifty (50) percent of the ground level of all principal building
32 façades(s) fronting and visible from a public right-of-way, except Single
33 Family, Single Family Attached, and Townhouses, shall be constructed of
34 transparent material.

- t. Public Open Space Standards. Public Open Spaces are generally open areas that allow the movement of light and air, and may be enhanced for general public use and/or pedestrian purposes. Such spaces shall be provided as described below, shall maintain a minimum fifteen (15) feet vertical clearance from finished grade, and shall be deemed and credited as a "landscaped area" in accordance with the requirements of section 27-285.

Minimum Public Open Space area and Placement Requirements:

- ...2. Small Public Open Space areas measuring twenty (20) feet by twenty (20) feet shall be provided at the following intersection corners:

vii. The depth or width of the Small Open Spaces may be decreased to ten (10) feet if the total square footage of four hundred (400) square feet is provided and two amenities such as benches, shade structure, trash receptacle, way-finding map, bus stop, bike racks (5 bike stations min.) bike repair station, water fountain, pet walk, pet station, or similar pedestrian amenities, are provided in a manner accessible from the public sidewalk.

3. Large Public Open Space areas measuring forty (40') feet by forty (40') feet shall be provided at the following intersection corners:

...iv. The depth or width of the Large Open Spaces may be decreased to ten (10) feet if the total square footage of one thousand six hundred (1,600) square feet is provided and four amenities, such as benches, shade structure, trash receptacle, way-finding map, bus stop, bike racks (5 bike stations minimum), bike repair station, water fountain, pet walk, pet station, or similar pedestrian amenities, are provided in a manner accessible from the public sidewalk.

v. The open space requirement for multi family buildings four stories or higher shall be thirty (30) percent of the parcel excluding building footprint(s) and parking.

(5) *Parking standards:*

- i. Applicable off-street parking and loading ratios by use shall comply with Article VI, Division 3, Off-Street Parking and Loading. For properties not located adjacent to or across a public right of way or easement from existing parcels zoned for single family residential uses, the Alternative Parking Ratios identified in Table 238-3 shall be used. On a site plan, the applicant has to demonstrate the adjacent land uses and zoning in order to determine which parking ratio shall be used. In either case, parking

ratios for mixed-use developments or unique development circumstances may be permitted pursuant to procedures set forth in section 27-60, Alternative Design Exceptions. The required overall parking for mixed-use developments not located to adjacent to single family residential and comprised of two uses from two separate Use Groups as identified in Table 4-1 of the city code shall be reduced by ten (10) percent. Motorcycle parking spaces may be substituted for vehicle parking spaces on a one space per one space ratio but shall not exceed five (5) percent or ten motorcycle spaces, whichever is less, of the total parking required. Bicycle parking spaces may be substituted for vehicle parking spaces on a five (5) bicycle space spaces per one vehicle space ratio but shall not exceed five (5) percent or the equivalent of ten vehicle spaces, whichever is less, of the total parking required. Regarding off-street loading, every use requiring a loading berth(s) for the receipt and distribution by vehicles of materials and merchandise shall only be required to have one (1) loading berth. When the off-street loading space requirements of a specific use or development can be shown to require anything less than the requirements of this section, a reduction to these standards may be authorized pursuant to section 27-283.15. All parking spaces provided in excess of the ratios referenced above are deemed "Parking, principal" in type and may be used for "off-site" purposes per Section 27-283.6 or commercial parking.

- j. ~~The aisle width between stall lines for ninety (90) degree parking shall be reduced from twenty six (26) feet to twenty four (24) feet.~~ Developments located along Local Commercial Streets and non-residential Neighborhood Street as defined in Section 27-283.12.(j)(1)(d) shall be permitted to maneuver in the right of way to access loading berths and solid waste facilities.

Table 238-3		
Table of Alternative Required Parking Spaces		
	Spaces	Per Unit
Adult family home	1	dwelling unit
Appliance and equipment repair	3	1,000 sq. ft. (GFA)
Bank	3	1,000 sq. ft. (GFA)
Bar and lounge	3	1,000 sq. ft. (GFA)

<u>Catering shop</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Cigar factory</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Clinic</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Club</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>College</u>	<u>0.5</u>	<u>student</u>
<u>Congregate living facilities:</u>		
<u>Adult family home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Group care facility</u>	<u>1</u>	<u>dwelling unit</u>
<u>Emergency shelter</u>	<u>1</u>	<u>dwelling unit</u>
<u>Emergency shelter home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Foster care home</u>	<u>1</u>	<u>dwelling unit</u>
<u>Day care and nursery facility</u>	<u>0.5</u>	<u>employee</u>
	<u>+1</u>	<u>vehicle operated by the facility</u>
<u>Day care and nursery facility limited to 5 children</u>	<u>0.5</u>	<u>employee</u>
	<u>+1</u>	<u>vehicle operated by the facility</u>

<u>Dwelling, multiple-family (all types)</u>	<u>1</u>	<u>dwelling unit</u>
<u>Dwelling, multiple-family (all types), visitor parking</u>	<u>.25</u>	<u>dwelling unit</u>
<u>Dwelling, single-family (all types)</u>	<u>1</u>	<u>dwelling unit</u>
<u>Funeral parlor</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>

<u>Hospital and associated uses</u>	<u>1</u>	<u>bed</u>
<u>Hotel and motel</u>	<u>0.75</u>	<u>room</u>
<u>Light manufacturing</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Microbrewery</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Nursing, convalescent and extended care facility</u>	<u>0.3</u>	<u>bed</u>
<u>Office, business and professional</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Office, medical</u>	<u>4</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Personal services</u>	<u>5</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Pharmacy</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Place of assembly</u>	<u>0.2</u>	<u>seat</u>
<u>Place of religious assembly</u>	<u>0.2</u>	<u>seat</u>
<u>Printing, light</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Printing, publishing</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Public cultural facility</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Public service facility</u>	<u>1</u>	<u>employee</u>
<u>Public use facility</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Radio and TV studio</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Recreational facility, commercial</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Recreational facility, private</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Research activity</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>

<u>Restaurant</u>	<u>1</u>	<u>4 seats (inside, outside and bar)</u>
<u>Retail sales, convenience goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, distilled beverages</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, shopper's goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Retail sales, specialty goods</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Rooming house</u>	<u>1</u>	<u>room</u>
<u>School</u>	<u>1</u>	<u>classroom</u>
<u>School, business</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>School, trade</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>School, vocational</u>	<u>0.5</u>	<u>student</u>
	<u>+1</u>	<u>staff member</u>
<u>Service station</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Transportation service facility</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Vehicle repair</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Veterinary office</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Warehouse</u>	<u>1</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Wholesale trade</u>	<u>2</u>	<u>1,000 sq. ft. (GFA)</u>
<u>Winery</u>	<u>3</u>	<u>1,000 sq. ft. (GFA)</u>

1 (6) *Landscaping, buffers, screening and protected tree standards.*

- 2 a. An eight-foot landscape buffer shall be provided along the boundary of all
3 vehicular use areas abutting public right-of-way. Said buffer shall adhere
4 to the following:

5
6 ...7. See Tables 238.2 a, b, c, d, and e for additional Buffer Tree
7 requirements.

8
9 ...g. Up to fifty (50) percent of protected on site palm trees may be relocated on-site
10 and considered retained for the purpose of tree credits."

11
12 **Section 7.** That "**Sec. 27-283.12. Off-street parking space standards.**" is hereby
13 amended by adding the underlined language as follows:

14
15 **"Sec. 27-283.12. Off-street parking space standards.**

16
17 ...(l) For all new developments with over 50 parking spaces, 5% of the
18 proposed parking spaces shall be "Electric Vehicle (EV) Capable," as
19 defined in this code. ..."

20
21 **Section 8.** That "**Sec. 27-288. Solid Waste.**" is hereby amended by adding the
22 underlined language and deleting the stricken language as follows:

23
24 **"Sec. 27-288. Solid Waste.**

25
26 ...(c) The following dimensional criteria apply to those refuse bins and/or containers
27 that are required to construct an enclosure for solid waste facilities:

28 (1) Each container enclosure shall be a minimum of ~~four (4)~~ five (5) feet by ~~four~~
29 ~~(4)~~ five (5) feet with a minimum ~~four~~ five (5) foot opening (these are inside,
30 unobstructed measurements within the container enclosure) and shall be a
31 minimum of four (4) feet in height.

32 (2) Each refuse bin enclosure shall be ten (10) feet in depth and a minimum of
33 twelve (12) ~~ten (10)~~ feet by twelve (12) ~~ten (10)~~ feet with a minimum twelve
34 ~~ten~~-foot opening, or a maximum of ~~ten (10)~~ feet by sixteen (16) feet with a
35 minimum ~~sixteen~~ ~~ten~~-foot opening. (These are inside, unobstructed
36 measurements within the bin enclosure). ..."

1 **Section 9.** That "**Sec. 27-290.1. Fence and wall regulations.**" is hereby amended
2 by adding the underlined language and deleting the stricken language as follows:

3
4 **"Sec. 27-290.1. Fence and wall regulations.**

5
6 (f) *Maximum height.* The maximum height for fences and walls ~~are~~ is as follows:

7

<u>Zoning District</u>	<u>Property Line</u>	<u>Height</u>
Single- and multiple-family district	<u>For that portion of the property adjacent to residential</u>	6 feet
	<u>For that portion of the property adjacent to non-residential (or separated by an alley)</u>	<u>8 feet</u>
YC-2, and YC-4 <u>and</u> YC-8	<u>For that portion of the property adjacent to residential</u>	6 feet
	<u>For that portion of the property adjacent to non-residential (or separated by an alley)</u>	<u>8 feet</u>
All other: office, commercial, industrial districts, M-AP 1—4, YC-1, YC-3, YC-5, YC-6, CD-1, and CD-2	<u>All</u>	8 feet
TQD , PD, PD-A, <u>YC-9</u> and CD-3 <u>SH-PD</u>	<u>As per zoning site plan</u>	As per zoning site plan
For CBD-1 and CBD-2 zoning districts refer to section 27-186(h) Fence regulations.		

8 ..."

9
10 **Section 10.** That should a court of competent jurisdiction declare any part of
11 this Ordinance invalid, the remaining parts hereof shall not, in any way, be affected by
12 such determination as to the invalid part.

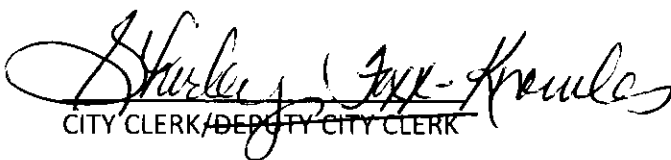
13
14 **Section 11.** That all ordinances or parts of ordinances in conflict herewith are
15 hereby repealed to the extent of any conflict.
16
17

Section 12. That this ordinance shall take effect 30 days after adoption.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA,
ON SEP 21 2023.

ATTEST:


CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL


CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON 9/25/23


JANE CASTOR, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

 E/S
DANA CROSBY COLLIER
SENIOR ASSISTANT CITY ATTORNEY II

NOTICE OF PUBLIC HEARING

ON **SEPTEMBER 21, 2023 @ 9:30 A.M.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. REZ-22-23

An Ordinance amending Ordinance No. 2022-106 which rezoned the property in the general vicinity of 5411 West Tyson Avenue, in the City of Tampa, Florida, in order to correct a Scrivener's Error in the site plan attached as Exhibit "B" to said ordinance; Providing an effective date.

File No. HS23-83288

An ordinance of the City of Tampa, Florida, approving the placement of an honorary street naming sign at the Intersection of 9th Avenue and 19th Street in Ybor City, Florida, to honor Salvador Martinez Ybor; providing an effective date.

File No. HS23-83291

An ordinance of the City of Tampa, Florida, approving the placement of an honorary street naming sign at the intersection of Himes Avenue and San Jose Street in Tampa, Florida, for a period of two years to honor Michael Phillips; providing an effective date.

File No. VAC-23-18

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that alleyway located North of Virginia Avenue, South of Selma Avenue, East of Suwanee Avenue and West of Mayfield Avenue, within the Plat of Good's Addition to Tampa Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

File No. AB2-23-12

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverages sales - small venue (consumption on-premises only) and making lawful the sale of beverages regardless of alcoholic content - beer, wine and liquor - on that certain lot, plot or tract of land located at 101 North Franklin Street, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing Ordinance No. 97-57; providing an effective date.

File No. AB2-23-20

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverages sales - small venue (consumption on premises only) and making lawful the sale of beer and wine at or from that certain lot, plot or tract of land located at 709 South Oregon Avenue, Tampa, Florida, and more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing and effective date.

File No. AB2-23-23

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverages sales - restaurant (consumption on premises only) and making lawful the sale of beverages regardless of alcoholic content - beer, wine and liquor - on that certain lot, plot or tract of land located at 5232 South MacDill Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing AB1-14-55; providing and effective date.

ON **SEPTEMBER 21, 2023 @ 10:30 A.M.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. E2023-8 CH 27

An ordinance of the City of Tampa, Florida, relating to amendments to the Land Development Code, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development); amending Section 27-43, Definitions; amending Section 27-149, Public Notice Requirements for Land Development Decisions and Text Amendments to the Land Development Code; amending Section 27-156, Official Schedule of District Regulations; amending Section 27-211.6, Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) Development; amending Section 27-211.8, Schedule of Permitted Uses by District; amending Section 27-238, Westshore Overlay District Development Standards; amending Section 27-283.12, Off-Street Parking Space Standards; amending Section 27-288, Solid Waste; amending Section 27-290.1, Fence and Wall Regulations; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

File No. E2023-8 CH 27

An Ordinance of the City of Tampa, Florida, relating to East Tampa Overlay District, making revisions to City of Tampa Code of Ordinances, Chapter 27 (Zoning and Land Development); amending Section 27-156, official schedule of district regulations; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

9/8/23LG 1T