ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, **CREATING NEIGHBORHOOD MIXED USE ZONING DISTRICTS,** MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, CHAPTER 27 (ZONING AND LAND DEVELOPMENT); AMENDING SECTION 27-21, CONSISTENCY MATRIX; AMENDING SECTION 27-156, OFFICIAL SCHEDULE OF DISTRICT REGULATIONS; CREATING ARTICLE III. ESTABLISHMENT OF ZONING DISTRICTS AND DISTRICT REGULATIONS., DIVISION 2. SPECIAL DISTRICTS., SUBDIVISION 6. NEIGHBORHOOD MIXED USE DISTRICTS., SECTIONS 27-212 THROUGH 27-212.7; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Tampa directed the Planning and Development Department to complete the following amendment to Chapter 27, Code of Ordinances; and,

WHEREAS, the Hillsborough County City-County Planning Commission conducted a public hearing on this ordinance and made 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 amendment promotes and protects the general health, safety and welfare of the residents of the City of Tampa; 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:

Section 1. That **"Sec. 27-21. Consistency matrix"** is hereby amended by adding the underlined language and deleting the stricken language as follows:

"Sec. 27-21. Consistency matrix.

The consistency matrix shall be used to determine consistency of existing Chapter 27 zoning districts with the Tampa Comprehensive Plan and to determine consistency of a proposed rezoning request with the Tampa Comprehensive Plan. Any zoning district,

which is not consistent with the Tampa Comprehensive Plan, according to the consistency matrix~~,~~ shall not be permitted, applied for, nor approved.

CONSISTENCY MATRIX (Inset)
CHAPTER 27 ZONING DISTRICTS AND FUTURE LAND USE PLAN CATEGORIES

...

Land Use Categories	Zoning Districts				
	PD	PD-A	NMU-16	NMU-24	NMU-35
NMU-16	X	X	X		
NMU-24	X	X	X	X	
NMU-35	X	X	X	X	X

..."

Section 2. 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.

(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.

...(14) *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.

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.

..."

Section 3. That **"Article III. Establishment of zoning districts and district regulations., Division 2. Special districts., Subdivision 6. Neighborhood Mixed Use Districts., Sections 27-212 through 27-212.7"** is hereby created as follows:

"See Exhibit A"

Section 4. That should a court of competent jurisdiction declare any part of this Ordinance invalid the remaining parts hereof shall not, in any way, be affected by such determination as to the invalid part.

Section 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 6. That this ordinance shall take effect on May 1, 2016.

PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON _____.

ATTEST:

_____
CHAIRMAN/CHAIRMAN PRO-TEM
CITY COUNCIL

_____
CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON_____

_____
BOB BUCKHORN, MAYOR

APPROVED AS TO LEGAL
SUFFICIENCY BY:

_____E/S_____
REBECCA M. KERT
SENIOR ASSISTANT CITY ATTORNEY

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CHAPTER 27, ARTICLE III, DIVISION 2:
"SUBDIVISION 6. NEIGHBORHOOD MIXED USE DISTRICTS

Sec. 27-212. The Neighborhood Mixed Use (NMU) Districts; applicability.

(a) *Applicability*. The Neighborhood Mixed Use Districts (-16, -24, -35) are only permitted within the boundaries of a designated Urban Village, as set forth in the Tampa Comprehensive Plan.

(b) *Purpose*. The purpose and intent of this subdivision is 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. Furthermore, it is the purpose and intent of the Tampa Comprehensive Plan, and of this subdivision, which aids in implementing it, to promote the public health, safety, comfort, amenities, prosperity, and general welfare of the city; and to provide, among other matters, a wholesome, serviceable, and attractive community; to help foster a more favorable environment in which to live, work, and play; to ensure that there is a seamless integration between private property and the public realm; to regulate the use, construction and maintenance of the public realm (including but not limited to streets, alleys, sidewalks, street lights); to regulate the use and development of land; to provide regulations, which allow and encourage creativity, effectiveness, and flexibility in the design and use of land while promoting traffic safety and avoiding an environment that encourages visual blight; to protect trees, wetlands, and natural resources by regulating the trimming or removing of trees, site clearing, landscaping, tree planting, and irrigation in the district.

(c) *Compliance*. All new construction, major renovation, and change of use shall be required to comply with the applicable development standards set forth in this subdivision. In addition to adhering to the applicable Neighborhood Mixed Use District standards, all development within the locally designated Historic District shall adhere to the provisions of Article V Sec. 27-212.5. In cases of conflict, the standards set forth in this subdivision shall apply. For those development issues not addressed in this subdivision, the underlying requirements of this chapter and other applicable land development regulations of the Tampa City Code shall apply.

Sec. 27-212.1. General administrative procedures.

(a) Determination of uses not listed shall be reviewed according to the provisions of sec. 27-59.

(b) For those development issues not addressed in this subdivision, the underlying requirements of this chapter and other applicable land development regulations of the Tampa City Code shall apply.

(c) Alternative design exceptions to the standards set forth in the subdivision may be considered pursuant to sec. 27-60.

(d) Any person aggrieved by any order, requirement, decision, or determination of the zoning administrator with regard to these design standards may request review of that order, requirement, decision, or determination in accordance with sec. 27-61.

(e) Plan review shall be performed consistent with the applicable plan review procedure for special use, construction site plan, alternative design exception, and concurrency.

Sec. 27-212.2. Establishment of the sub-districts and associated general land development regulations by sub-district.

(a) *Sub-districts*. The following "NMU-16, -24, -35" (Neighborhood Mixed Use) sub-districts shall be the only zoning districts permitted within the Neighborhood Mixed Use land use categories, as set forth in the Tampa Comprehensive Plan (refer to Sec. 27-156 for detailed descriptions):

(1) NMU-16: mixed use, neighborhood scale office and commercial, and all single-family dwelling types

(2) NMU-24: mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types

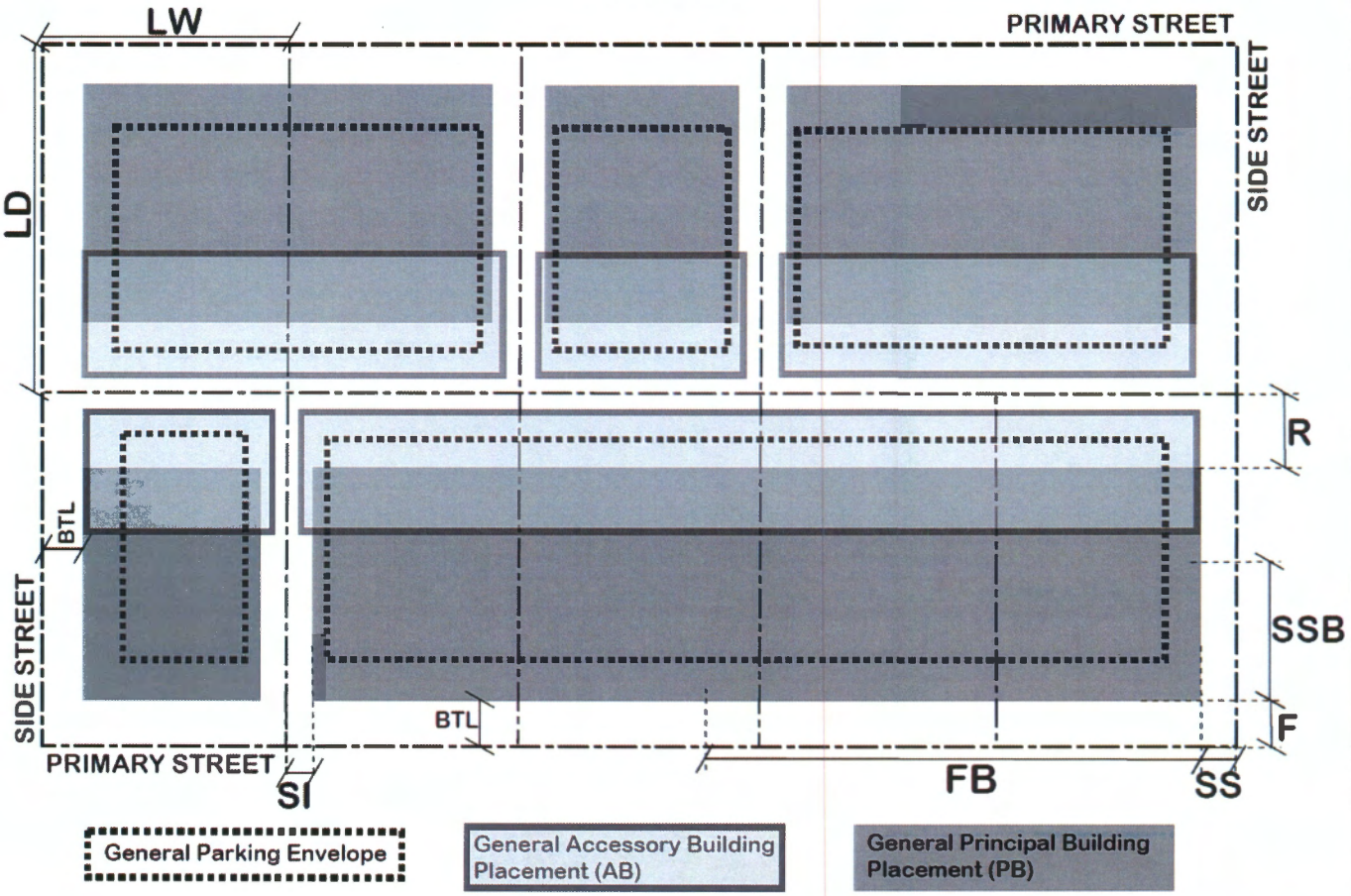
(3) NMU-35: mixed use, civic, neighborhood scale office and commercial, and all single-family and multi-family dwelling types.

(b) Allowable, permitted, and prohibited uses are organized and listed by zoning district in Table 212-2.

Sec. 27-212.3. General Development Standards for Neighborhood Mixed Use-16, -24, -35 Districts.

TABLE 212-1 BUILDING PLACEMENT, FORM, AND LAYOUT STANDARDS

GRAPHIC 212-1



KEY

See also Sec. 27-43 Definitions	**PB**: Principal building **AB**: Accessory building **PBH**: Principal building height **ABH**: Accessory building height **CP**: Carport **GAR**: Garage	**BTL**: Build-to-line **F**: Front **SS**: Side (street) **SI**: Side (interior) **R**: Rear	**FB**: Front Building Form **SSB**: Side Street Building Form **PW**: Parapet wall **GF**: Ground floor **UF**: Upper floor	**LW**: Lot Width **LD**: Lot Depth **LA**: Lot Area **UFA**: Usable floor area **SF**: Square Feet **min**: minimum

TABLE 212-1 (continued) PLACEMENT, LAYOUT, FORM AND MISCELLANEOUS STANDARDS [10]

NEIGHBORHOOD MIXED USE-16 (NMU-16)

BUILDING [15]

TYPE	BTL [1]		SETBACK [2,12]		BUILDING FORM [13]		HEIGHT [3,4]
	F	SS	SI	R	FB	SSB	
PB	15'-20'	10'-15'	5'	15'	35%	15%	35'
TYPE	SETBACK [2,17]						
	F	SS	SI	R	N/A	N/A	25'
AB	60'	7'	3'	3'			

PARKING [6,7,8,9]				USE [16]		LOT [14]	
YARD	SURFACE PARKING [5]	1-CAR GAR/CP [11]	>= 2-CAR GAR/CP [11]	GF	UF	MIN WIDTH	MIN AREA (SF)
F	15'	18'	18'	See Use Table 212-2	See Use Table 212-2	50'	5000
SS	15'	18'	18'				
SI	3'	3'	3'				
R	8'	3'	3'				

MISCELLANEOUS STANDARDS [11]	
Minimum transparency for non-residential and/or mixed use facades along FB and SSB	35%
Maximum allowable aluminum, other metal siding, or plastic/PVC that can be used on any Front or Side Street façade[8]	40%

NEIGHBORHOOD MIXED USE-24 (NMU-24)

BUILDING [15]

TYPE	BTL [1]		SETBACK [2,12]		BUILDING FORM [13]		HEIGHT [3,4]
	F	SS	SI	R	FB	SSB	
PB	15'-20'	10'-15'	5'	15'	40%	20%	60'
TYPE	SETBACK [2,17]						
	F	SS	SI	R	N/A	N/A	25'
AB	60'	7'	3'	3'			

PARKING [6,7,8,9]				USE [16]		LOT [14]	
YARD	SURFACE PARKING [5]	1-CAR GAR/CP [11]	>= 2-CAR GAR/CP [11]	GF	UF	MIN WIDTH	MIN AREA
F	15'	18'	18'	See Use Table 212-2	See Use Table 212-2	60'	5000
SS	15'	18'	18'				
SI	3'	3'	3'				
R	8'	3'	3'				

MISCELLANEOUS STANDARDS [11]	
Minimum transparency for non-residential and/or mixed use facades along FB and SSB	50%
Maximum allowable aluminum, other metal siding, or plastic/PVC that can be used on any Front or Side Street façade[8]	50%

NEIGHBORHOOD MIXED USE-35 (NMU-35)

BUILDING [15]

TYPE	BTL [1]		SETBACK [2,12]		BUILDING FORM [13]		HEIGHT [3,4]
	F	SS	SI	R	FB	SSB	
PB	15'-20'	10'-15'	5'	15'	45%	25%	85'
TYPE	SETBACK [2,17]						
	F	SS	SI	R	N/A	N/A	25'
AB	60'	7'	3'	3'			

PARKING [6,7,8,9]				USE [16]		LOT [14]	
YARD	SURFACE PARKING [5]	1-CAR GAR/CP [11]	>= 2-CAR GAR/CP [11]	GF	UF	MIN WIDTH	MIN AREA
F	15'	18'	18'	See Use Table 212-2	See Use Table 212-2	60'	5000
SS	15'	18'	18'				
SI	3'	3'	3'				
R	8'	3'	3'				

MISCELLANEOUS STANDARDS [11]	
Minimum transparency for non-residential and/or mixed use facades along FB and SSB	65%
Maximum allowable aluminum, other metal siding, or plastic/PVC that can be used on any Front or Side Street façade[8]	50%

TABLE 212-1 NOTES (continued)

NOTES:

[1] Build-to-line: required line/location at which the building wall shall be placed.

[2] Setback: the line/location that sets the minimum distance at which the building wall may be placed.

[3] Elevator/mechanical housing, steeples, flag poles, widow's walk, cupolas, other architecturally integrated design features: Exempt, except shall occupy no more than 25 percent of roof area.

[4] PW ("parapet wall") up to 5' may be added above maximum height.

[5] Parked vehicles shall park in properly sized parking spaces and wholly parked on the property, on an approved surface, but can be placed at a minimum 0' setback to any property line, for any single-family or multi-family townhouse-style use. (See Chapter 22 for minimum required setbacks for driveway flares).

[6] *Parking:* No driveway shall be constructed from the road to the front yard face of a single-family or multi-family townhouse style structure, unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance.

[7] Setback is measured from leading edge and/or face of parking structure; may be reduced to 0' along interior lot lines only, for shared access and parking areas.

[8] *Ribbon driveways:* Single car "ribbon driveways" may be constructed at a minimum overall width of nine (9) feet with six (6) feet wide apron flares on the right-of-way. For properties located along local roads which have a posted speed limit of twenty-five (25) miles per hour or less, the driveway may be constructed with an overall width of seven (7) feet with three (3) feet wide apron flares.

[9] All non-residential uses shall place a minimum of 50% of onsite parking to the side or rear of the principal building.

[10] The Primary Street is the street with the highest functional classification. If all adjacent streets are same functional classification, the primary street shall be that one contiguous to that area of the lot that meets the definition of "front yard" as set forth in sec. 27-43.

[11] *Structured parking (when applicable)*: Facades of garages must be architecturally embellished and integrated with the overall design of the development on all sides visible to right-of-way.

[12] Reduction to 3' permitted for porte cochere.

[13] Minimum % of building façade (ground floor) shall be built at required BTL. Building facades along front BTL shall have functioning ground floor entrance. Rear-only facing buildings are prohibited.

[14] A lot of record established prior to July 1, 2016, shall be allowed to develop, subject to the regulations set forth in this subdivision.

[15] Building separation as set forth in Building/Life Safety Code.

[16] Mixed use developments shall mix uses vertically in common structure(s) and shall place non-residential uses on the ground floor. To qualify as 'mixed use,' there shall be at least two (2) distinct uses within a common structure.

[17] For non-residential and mixed use development, accessory building (AB) minimum setbacks shall be 20' for "F" and 15' for "SS".

Sec. 27-212.4. Schedule of Allowable, Permitted, and Prohibited uses by district.

Table 212-2 sets forth the permitted, special, and accessory uses by zoning district. All lands within the Neighborhood Mixed Use District shall adhere to this table. Any uses not listed shall be subject to zoning administrator review, pursuant to sec. 27-59.

Table 212-2	TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE			
Use (listed by subcategory)	District			Required Off-Street Parking Spaces (minimum ratios by use) [A-L]
	NMU-16	NMU-24	NMU-35	
RESIDENTIAL USES				
Accessory dwelling	S1	S1	S1	[K]
Bed & Breakfast	X	X	X	1 / lodging unit
Cemetery	X	X	X	1 / employee
Congregate living facility (6 or fewer residents) [1]	X	X	X	2 / dwelling unit
Congregate living facility, large		S1[3]	X[3]	1 / employee on largest shift, plus 0.17 / resident
Congregate living facility, small	S1	S1	S1	2 / dwelling unit
Home daycare (# of pupils per F.S.)	X	X	X	[K]
Home occupation	X	X	X	[K]
Hotel *(75-150 rooms ONLY)*			X	1 / room, plus 0.5 / employee
Multi-family	X	X	X	1 / efficiency [I] 1.5 / 1-2 bedrooms [I] 2 / 3 or more bedrooms [I]
Private pleasure craft used as residence	S2	S2	S2	2 / dwelling unit
Professional residential facility				
Recovery Home A	S2	S2	S2	1 / employee on largest shift
Recovery Home B		S2	S2	1 / employee on largest shift
Residential treatment		S2	S2	1 / employee on largest shift, plus 1 / each facility vehicle
Life care treatment		S2	S2	1 / employee on largest shift, 0.17 / resident
Senior housing (any unit type)	X	X	X	1 / dwelling unit [J]
Single-family detached	X	X	X	2 / dwelling unit
Single-family attached, semi-detached, two-family	X	X	X	2 / dwelling unit
OFFICE USES				
Business/professional office	X	X	X	3 / 1000 SF (UFA)
Clinic	X	X	X	6 / 1000 SF (UFA)
Medical, veterinary office	X	X	X	5 / 1000 SF (UFA)
PRIVATE INSTITUTIONAL USES				
Club	X	X	X	3 / 1000 SF (UFA)
Daycare facility	X	X	X	1 / employee, plus 1 / each facility vehicle
Place of religious assembly	X	X	X	0.3 / seat
Private cultural facility	X	X	X	3 / 1000 SF (UFA)
Private school				
Elementary, Middle (junior high)	X	X	X	1.6 / classroom
Secondary (senior high)	X	X	X	0.19 / student
PUBLIC INSTITUTIONAL USES				
Public service facility	S1	S1	S1	1 / employee
Public use facility	X	X	X	3 / 1000 SF (UFA)
Public cultural facility	X	X	X	2 / 1000 SF (UFA)
Public school				
Elementary, Middle (junior high)	X	X	X	1.6 / classroom
Secondary (senior high)	X	X	X	0.19 / student

Table 212-2 (continued) TABLE OF USES; PERMIT REQUIREMENTS; REQUIRED PARKING RATIOS BY USE				
Use (listed by subcategory)	District			Required Off-Street Parking Spaces (minimum ratios by use) [A-L]
	NMU-16	NMU-24	NMU-35	
RECREATIONAL, ASSEMBLY USES				
Community garden	S1	S1	S1	1 / 10 individual garden plots/beds
Dance studio	X	X	X	3 / 1000 SF (UFA)
Place of assembly			X	0.3 / fixed seat or 10 / 1000 SF (UFA)
Recreational facility, private	S1	X	X	4 / 1000 SF (UFA)
Recreational facility, commercial			X	4 / 1000 SF (UFA)
Temporary special event [2]	X	X	X	0.25 / participant [L]
OTHER COMMERCIAL AND NON-RESIDENTIAL USES				
Alcoholic beverage sales				
Convenience retail (package only) [5]	S1/S2	S1/S2	S1/S2	[H]
Gasoline retail (package only) [5]	S1/S2	S1/S2	S1/S2	
Hotel (100+ rooms) (on premises only) [5]	S1/S2	S1/S2	S1/S2	
Restaurant (on premises only)	S2	S2	S2	
Sidewalk café (on premises only)	S1	S1	S1	
Small venue (on premises/package)	S2	S2	S2	
Special restaurant (on premises only) [5]	S1/S2	S1/S2	S1/S2	
Specialty retail (package only) [5]	S1/S2	S1/S2	S1/S2	
Temporary (on premises only)	S1	S1	S1	
Bank	X	X	X	3 / 1000 SF (UFA)
Catering shop	X	X	X	1 / employee, plus 0.5 / delivery vehicle, plus 1 / 1000 SF (UFA)
Dry cleaning, small (<= 3000 SF (UFA))	X	X	X	1 / employee on largest shift, plus 0.5 / business vehicle, plus 2 / 1000 SF (UFA)
Medical/dental laboratory			X	1 / employee on largest shift, plus 1 / each facility vehicle
Off-street parking [6]	X	X	X	N/A
Personal services	X	X	X	5 / 1000 SF (UFA)
Pharmacy	X	X	X	2 / 1000 SF (UFA)
Restaurant				
Take-out (10 seats or less)	X	X	X	4 / 1000 SF (UFA)
Walk-in (120 or less occupant load)	X	X	X	8 / 1000 SF (UFA)
Walk-in (>120 occupant load)	X	X	X	0.25 / person (according to the maximum capacity as determined by Building/Life-Safety Codes)
Retail (bakery [7], furniture, specialty)	X	X	X	1 / 1000 SF (UFA)
Retail (convenience, gasoline)	X	X	X	4 / 1000 SF (UFA)
Retail (lawn and garden)	S1	S1	S1	4 / 1000 SF (UFA)
Storefront, residential-mixed use [4]	X	X	X	Non-residential ratio + 1 / dwelling unit
Vendors (all types)	S1	S1	S1	N/A

TABLE 212-2 NOTES (continued)
GENERAL NOTES: [1] Congregate living facilities of six (6) or fewer residents shall maintain one-thousand (1000) feet distance separation from each other. [2] Refer to sec. 27-282.16 for temporary special event application process and minimum standards. [3] Use only permitted in future land use category NMU-35. [4] Specific storefront uses are allowed as listed in this table. [5] Requests may process as an administrative special use permit (S-1) only when sales meet the provisions in section 27-132. If any waivers are needed, the request shall process as an (S-2). [6] Interim parking is prohibited. [7] Refer to sec. 27-282.20 for supplemental regulations related to this use.
PARKING-RELATED NOTES: ([C,D] are cumulative and may be combined (40% maximum reduction); [E,F,G] may be combined together and/or with [C,D] (40% maximum reduction; 45% maximum conversion of standard parking spaces) [A] UFA means 'usable floor area'. [B] Reuse of existing structures with no change of use and no increase in UFA, shall not be required to provide additional parking to meet the standards set forth in this table above. For purposes of this specific provision, ONLY a change to or addition of a restaurant (<=120 occupants) or a medical/veterinary office (<=3000 SF) shall not be considered a change of use. [C] Reuse of existing structures up to 10,000 square feet including additions thereto, shall be eligible for a reduction in required parking, for all uses, up to a maximum of 25% of the required amount. [D] Developments that mix 3 or more uses (individual establishments) within a common building shall be eligible for a 15% reduction in total required parking. [E] Construct on-street parking (non-dedicated & within the public right-of-way) immediately adjacent to subject property for up to 25% of required spaces. (1:1 ratio) [F] Up to 10% of required parking may be off-set with the installation of bicycle racks at a rate of 1 vehicle stall = 5 bicycle slots. [G] Up to 10% of required parking may be off-set with the installation of motorcycle parking measuring 4' x 8'. (1:1 ratio) [H] To calculate required parking, refer to parking ratio for principal use with which the alcoholic beverage sales is associated. [I] Visitor parking shall be provided onsite, in addition to required parking for the applicable use type, at a rate of 0.25 spaces / dwelling unit. [J] Development must qualify for applicable HUD funding/assistance and be for persons fifty-five (55) and older to use this parking ratio. Visitor parking ratio shall not apply to this use type. [K] No additional parking spaces, above the required count provided for the associated dwelling unit, shall be required for this use. [L] 'Participant' shall include event attendees, volunteers, and staff/workers. Event parking shall be provided in addition to the required parking for the underlying use(s) on the subject property(-ies). If the underlying uses(s) will not be operating at any time during the event, then those required spaces for such use(s) may be included in the event's parking count.

Sec. 27-212.5. Parking layout, general design and materials, and access management.

Table 212-3 Parking Layout			
Parking Space & Drive Aisle Dimensions	*Perpendicular spaces (90 degrees)*	*Angled spaces (Varied degrees)*	*Parallel spaces (0 degrees)*
Standard parking space minimum dimension:	8' x 18'	Adhere to Compact Spaces dimension standards (See Art. VI)	8' x 22' (interior spaces) 8' x 20' (end spaces)
Drive aisle dimension:	24' (2-way w/cars on placed on each side)		Adhere to Compact Spaces dimension standards (See Art. VI)
Miscellaneous Standards			
Materials	Alternative materials may be considered pursuant to the procedure set forth on sec. 27-60.		
Access	Access to non-residential parking areas may be located on local streets within and placed no further than 100' of the intersection with an arterial or collector roadway.		
Loading	Required loading shall adhere to sec. 27-283.14.		

Sec. 27-212.6. Landscaping, tree planting, screening.

(a) *General purpose*. Preservation of the urban canopy within the Neighborhood Mixed Use District is not only an invaluable asset to the area residents and businesses' it is a vital part of the City's natural resources. This section provides a diverse and well-suited list of trees for new plantings, while defining appropriately-sized planting areas within parking areas and along property perimeters.

(b) *Applicability*. The standards set forth in this section apply to those developments described in (1)-(2) below, and unless noted otherwise in Table 212-4, supersede the tree planting and landscaped area requirements of sec. 27-285 and buffering/screening requirements of sec. 27-284; however, developments shall comply with all other applicable requirements of Chapter 13, and any reductions to the required landscaped area set forth below, shall be subject to the applicable landscape in-lieu payment, pursuant to sec. 27-285(e). Standards applicable to:

(1) All non-residential development;

(2) Any residential development designed with common/shared surface parking lot(s) and/or common parking garage(s).

(c) *Tree Preservation & removal*. All development shall preserve, relocate, and/or remove protected and grand trees in accordance with Chapter 13.

(d) *Technical Manual*. All development shall adhere to the tree preservation and construction methods of the Tree and Landscape Technical Manual.

(e) *Required plantings (all landscape materials)*. In cases of conflict between the General and Parking Area Landscaping, the most restrictive standard applies.

(1) *General site and parking area landscaping standards*:

Table 212-4 (Key)				
See also sec. 27-43 Definitions.	F: Front R: Rear	SS: Side (street) SI: Side (interior)	UFA: Usable floor area VUA: Vehicular use area	LI: Landscaped Island OC: On center

General Site Landscaping	
Required Plantings[1,3,4]	
F	– (1) tree at 40' OC – Low-water ground cover (no sod)[2]
SS	– (1) tree at 30' OC – Low-water ground cover (no sod)[2]
SI – Adjacent to/separated by alley from single-family, two-family residential use	– (1) hedge at 3' OC – Low-water ground cover (no sod) – 6' fence or wall (material and height adhere to sec. 27-290.1)
R – Adjacent to/separated by alley from single-family, two-family residential use	– (1) tree at 20' OC – Low-water ground cover (no sod) – 6' wall (material and height adhere to sec. 27-290.1)
– Adjacent to any other use (no alley)	– (1) hedge at 3' OC – Low-water ground cover (no sod)
– Adjacent to any other use (separated by alley)	– (1) hedge at 3' OC – Low-water ground cover (no sod)

Table 212-4 (continued)	
Parking Area Landscaping	
Required Plantings[1,3,4]	
F	– (1) tree at 30' OC – (1) hedge at 3' OC – Low-water ground cover (no sod)[2]
SS	– (1) tree at 30' OC – (1) hedge at 3' OC – Low-water ground cover (no sod)[2]
SI – Adjacent to/separated by alley from single-family, two-family residential use	– (1) hedge at 3' OC – Low-water ground cover (no sod) – 6' fence or wall (material and height adhere to sec. 27-290.1)
R – Adjacent to/separated by alley from detached or attached residential use – Adjacent to any other use (no alley) – Adjacent to any other use (separated by alley)	– (1) tree at 20' OC – Low-water ground cover (no sod) – 6' wall (material and height adhere to sec. 27-290.1) – (1) hedge at 3' OC – Low-water ground cover (no sod) – (1) hedge at 3' OC – Low-water ground cover (no sod)
LI	– 9' x 18' typical to match parking layout – (1) every 10 parking spaces on average – (1) tree per LI – low-water ground cover (no sod)[2]
NOTES: [1] See City of Tampa Tree Matrix for allowable species, required planting sizes, required planting methods, and general landscaping regulations. [2] To be used in locations where no pavement or walkways are located. [3] Required compliance for new construction; required compliance if expansion of UFA is a minimum of 25% of existing UFA. [4] If expanding VUA, required compliance for newly expanded area.	

Sec. 27-212.7. Other supplemental regulations.

(a) All development shall be required to comply with the applicable development standards set forth in this subdivision and Articles V, VI, and X for standards affecting (but not limited to) parking, solid waste enclosure, fences and walls, screen enclosures, air conditioner/mechanical equipment location, tents, etc.

(b) *Fences and walls*. Fences and/or walls shall adhere to the following requirements:

(1) On properties that are located within the boundaries of a specific overlay district, local historic district, historic conservation overlay, or historic landmark, fences and walls shall adhere to the applicable requirements of articles II, IV, and V.

(2) On properties located outside such areas described in (1) above, chain link fences are prohibited. All other fences and/or walls shall adhere to sec. 27-290.1.

(c) *Signs.* All signs shall comply with Article VI."