

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, RELATING TO PUBLICLY INITIATED TEXT AMENDMENTS, MAKING REVISIONS TO CITY OF TAMPA CODE OF ORDINANCES, AMENDING SECTION 27-178, PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 5, 2024, the City Council of the City of Tampa (“City Council”) adopted Ordinance No. 2024-89, relating to parking requirements, to enhance parking lot standards and security for parking lots located in the Ybor City Historic District; and

WHEREAS, on June 26, 2025, Governor Ron DeSantis signed into law Chapter 2025-190, Laws of Florida (“SB 180”), an act relating to emergencies that includes a broad provision prohibiting a city from adopting more “restrictive or burdensome” amendments to its Land Development Code retroactive to August 1, 2024; and

WHEREAS, the following amendment to Chapter 27, Code of Ordinances is a publicly initiated amendment considered in response to the enactment of SB 180; and

WHEREAS, on November 10, 2025, the Hillsborough County City-County Planning Commission (“Planning Commission”) conducted a public hearing on this ordinance to make recommendations regarding consistency of this amendment with the Comprehensive Plan; and

WHEREAS, on November 10, 2025, the Planning Commission found the amendment consistent with the 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, is consistent with the Comprehensive Plan, and does not result in more restrictive or burdensome land development regulations; 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. 27-178. Parking requirements.**” is hereby amended by deleting the stricken language and adding the underlined language as follows:

"Sec. 27-178. Parking requirements.

(a) General parking requirements.

- (1) All principal use parking lots that have received Barrio Latino Commission ("BLC") approval as of October 15, 2024, and have continued to operate in accordance with such BLC approval, shall be considered conforming with this subsection (a). Principal use parking lots that ~~have not~~ received BLC approval in accordance with Ordinance 2024-89, adopted September 5, 2024 (effective date: October 15, 2024), remain valid following the amendments to this section adopted on January 8, 2026. Permit applications for surface parking lots following the adoption date of this ordinance shall be reviewed for certificate of appropriateness by the Barrio staff administrator and shall meet the standards contained in subsection (a)(3).

(2) Number of off-street parking spaces.

- a. Any building within the YC-2, YC-4, YC-5, YC-6, YC-7, YC-8 and YC-9 subdistricts that is erected, expanded, increased in floor area or seating capacity, or changes its use shall meet the applicable parking requirements as set forth in Table 8-1, Table of Required Parking Spaces. All other applicable regulations of article VI, division 3 shall be met, except as provided in this section.
- b. Off-street parking is not required in subdistricts YC-1 and YC-3. However, if off-street parking is provided, it must meet the design regulations, and all other applicable regulations set forth in article VI, division 3 of this chapter, except as provided in this section.

**TABLE 8-1
TABLE OF REQUIRED PARKING SPACES**

	Spaces	Per Unit
Adaptive reuse	—	DPW standards
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)
Catering shop	3	1,000 sq. ft. (GFA)
Cigar factory	3	1,000 sq. ft. (GFA)
Clinic	2	1,000 sq. ft. (GFA)
Club	3	1,000 sq. ft. (GFA)
College	0.5	student
Congregate living facilities:		
Adult family home	1	dwelling unit
Group care facility	1	dwelling unit
Emergency shelter	1	dwelling unit
Emergency shelter home	1	dwelling unit
Foster care home	1	dwelling unit
Day care and nursery facility	0.5	employee

	+1	vehicle operated by the facility
Day care and nursery facility limited to 5 children	0.5	employee
	+1	vehicle operated by the facility
Dwelling, multiple-family	1	dwelling unit
Dwelling, single-family	1	dwelling unit
Funeral parlor	3	1,000 sq. ft. (GFA)
Hospital and associated uses	1	bed
Hotel and motel	1	room
Light manufacturing	1	1,000 sq. ft. (GFA)
Microbrewery	3	1,000 sq. ft. (GFA)
Nursing, convalescent and extended care facility	0.3	bed
Office, business and professional	1	1,000 sq. ft. (GFA)
Office, medical	2	1,000 sq. ft. (GFA)
Personal services	5	1,000 sq. ft. (GFA)
Pharmacy	3	1,000 sq. ft. (GFA)
Place of assembly	0.2	seat
Place of religious assembly	0.2	per seat
Printing, light	1	1,000 sq. ft. (GFA)
Printing, publishing	1	1,000 sq. ft. (GFA)
Public cultural facility	2	1,000 sq. ft. (GFA)
Public service facility	1	employee
Public use facility	2	1,000 sq. ft. (GFA)
Radio and TV studio	1	1,000 sq. ft. (GFA)
Recreational facility, commercial	3	1,000 sq. ft. (GFA)
Recreational facility, private	3	1,000 sq. ft. (GFA)
Research activity	1	1,000 sq. ft. (GFA)
Restaurant	2	1,000 sq. ft. (GFA)
Retail sales, convenience goods	3	1,000 sq. ft. (GFA)
Retail sales, distilled beverages	3	1,000 sq. ft. (GFA)
Retail sales, shopper's goods	3	1,000 sq. ft. (GFA)
Retail sales, specialty goods	3	1,000 sq. ft. (GFA)
Rooming house	1	room
School	1	classroom
School, business	0.5	student
	+1	staff member
School, trade	0.5	student
	+1	staff member
School, vocational	0.5	student
	+1	staff member
Service station	3	1,000 sq. ft. (GFA)
Transportation service facility	3	1,000 sq. ft. (GFA)
Vehicle repair	3	1,000 sq. ft. (GFA)
Veterinary office	2	1,000 sq. ft. (GFA)
Warehouse	1	1,000 sq. ft. (GFA)
Wholesale trade	2	1,000 sq. ft. (GFA)
Winery	3	1,000 sq. ft. (GFA)

1 (3) *Surface parking lot standards.* All applications for principal use parking lots
2 shall be reviewed for certificate of appropriateness by the Barrio Latino
3 ~~Commission staff administrator.~~ All surface parking lots shall meet the
4 following standards:
5

6 a. *Layout.* Parking aisle layout, traffic lanes, and ingress/egress to the
7 surrounding roadway network shall meet the standards and
8 requirements set forth in Article VI, Division 3, City of Tampa Code
9 of Ordinances, except for the parking space(s) required by the
10 American Disabilities Act. All other spaces may meet compact
11 parking standards.
12

13 b. *Driveway.* Any driveway access (apron) located in the public right-
14 of-way shall be paved per Transportation Technical Manual
15 standards to preserve the edge of the roadway and protect it from
16 erosion or damage.
17

18 c. *Space delineation.* Parking spaces must be delineated with bumper
19 stops, striping, or other mobility division approved methods.
20

21 d. *Surface.* The parking surface must be level and suitable for the
22 quantity and frequency of traffic expected to use it. At minimum
23 the parking spaces may be turf or hard rock. Turf areas shall be
24 mowed to a maximum height of eight (8) inches. Irrigation systems
25 are to maintain a ninety-eight (98) percent operational status and
26 be controlled by an automatic timer with a rain shutoff mechanism.
27 As an alternative to a permanent irrigation system, the city may
28 approve a manual irrigation plan that provides for establishment of
29 the plant material and provides for a continued maintenance plan.
30 All drive aisles must be surfaced with asphalt or Portland cement
31 binder pavement or an equivalent material to provide a durable
32 and dustless surface, as provided in Article VI, Division 3 of this
33 chapter.
34

35 e. *Vehicular use area landscaping.* As an alternative to the
36 requirements for landscaping the vehicular use areas as
37 established in section 27-284.3.3, parking lots within the Ybor
38 Historic District shall meet the following minimum standards:
39

40 1. For zoning lot area seven thousand five hundred (7,500)
41 square feet or less there shall be no required interior or
42 perimeter landscape area for the vehicular use area. In lieu
43 of landscaping, a fence, minimum three (3) feet high and
44 maximum four (4) feet high, shall be constructed along
45 property line(s) along street right-of-way in accordance
46 with the Ybor City Design Guidelines. No gate shall be
47 installed that causes vehicles to block the right-of-way. All
48 fencing is subject to section 27-283.5, Visibility at
49 intersections.
50

- 1 2. For zoning lot area over seven thousand five hundred
2 (7,500) square feet the landscape buffer width between the
3 vehicular use area and the street right-of-way requirements
4 is reduced from eight (8) feet to five (5) feet. The planting
5 requirements within the five (5) feet shall follow the
6 standards in sections 27-284.3.2 and 27-284.3.3. No interior
7 landscaping on the vehicular use area shall be required.
8

9
10 ~~Parking lots within the Ybor City Historic District shall meet the following minimum~~
11 ~~landscaping standards:~~

12
13 ~~1. The landscape buffer width between the vehicular use area and the street~~
14 ~~right-of-way shall be five (5) feet with a four-foot transparent fence of material~~
15 ~~deemed appropriate by the Barrio Latino Commission. The planting requirements~~
16 ~~within the five-foot landscape buffer shall follow the standards in section 27-~~
17 ~~284.3.3.~~
18

19 ~~2. Interior landscaping shall be installed on lots over seven thousand five~~
20 ~~hundred (7,500) feet in accordance with section 27-284.3.3.~~
21

- 22 3. All landscaping shall be maintained to CPTED standard
23 which requires that trees adjacent to surface parking areas
24 be trimmed to maintain a six-foot clear height, and hedges
25 and bushes should be trimmed to maintain a maximum of
26 two (2) feet in height.
27

28 f. *Irrigation.* Permanent irrigation systems are required on all parking
29 lots within the Ybor City Historic District. As an alternative to a
30 permanent irrigation system, the city may approve a manual
31 irrigation plan that provides for establishment of the plant material
32 and provides for a continued maintenance plan. Plants, including
33 turf parking area, must be maintained in healthy condition. Failure
34 to maintain the required vegetation shall be a violation of this
35 section and require replanting consistent with the standards in
36 section 27-284.3.3.
37

38 g. *Buffers and screening.* Standards are as follows ~~and shall be~~
39 ~~consistent with Ybor City Design Guidelines:~~
40

- 41 1. For zoning lot area seven thousand five hundred (7,500)
42 square feet or less, property adjacent to a Group Use A or B, per
43 Table 8-1, the required buffer shall include a six-foot high solid
44 fence consistent with the Ybor City Design Guidelines placed along
45 the common property line, not to extend beyond the front the
46 front building wall of the adjacent Group Use A or B use, and five
47 (5) feet wide landscape area which meets the requirement of
48 section 27-284.3.3.
49

- 50 2. For zoning lot area over seven thousand five hundred
 (7,500) square feet, property adjacent to a Group Use A or B, per

Table 8-1, the required buffer shall include a six (6) feet high solid fence consistent with the Ybor City Design Guidelines placed along the common property line, not to extend beyond the front building wall of the adjacent Group Use A or B use, and fifteen (15) feet wide landscape area which meets the requirement of section 27-284.3.3.

3. Alternative buffers and screening. In lieu of compliance with the above buffer and screening requirements, a developer may submit to the Barrio staff administrator for approval a detailed plan and specifications for buffering and screening equivalent to or exceeding that provided by the above requirements.

~~1. For parking lots adjacent to property used for residential purposes, there shall be a minimum fifteen-foot landscape buffer and a six-foot opaque fence of material deemed appropriate by the Barrio Latino Commission along the shared property line.~~

~~2. For parking lots adjacent to non-residential properties, there shall be a minimum five-foot landscape buffer.~~

~~3. All fencing is subject to section 27-283.5, visibility at intersection.~~

(4) *Enhanced lighting required.* Any public or private parking lot or garage located within the Ybor City Historic District where a fee is charged must provide lighting that meets standards established by the City of Tampa Mobility Division.

Special event parking lots operating in conformance with section 27-283.13(b) shall be exempt from the lighting requirements contained herein.

(5) *Signs.* In addition to any sign required under Florida Statutes for parking lots, each lot owner shall post the following signs in all parking lots:

a. One (1) sign of no less than six (6) square feet and no greater than twelve (12) square feet shall be posted on private property at each entrance stating:

1. The cost of parking,
2. Lot hours of operation,
3. Physical lot address, and
4. The name of the parking lot ~~security company~~ contact person, including telephone number.

The sign shall not exceed six (6) feet in height and shall be approved by the Barrio Latino Commission staff administrator. ~~For those principal use parking lots operating pursuant to section 27-178(b), all signs shall include contact information for the security company.~~

- 1 b. One (1) sign measuring no less than 18x24 inches in size, shall be
2 conspicuously posted advising that it is unlawful for any person to
3 consume, assist, or aid another in consuming any alcoholic
4 beverage on the property, in accordance with section 14-64.
5

6 Any sign required hereunder shall be placed on private property. No sign required
7 hereunder shall be placed in the right-of-way.
8

9 (b) Personnel requirements. Any public or private parking lot or garage located
10 within the Ybor City Historic District at which a fee is charged for the parking of
11 vehicles must meet the following personnel requirements:
12

13 (1) Provide at least one (1) employee on duty who shall remain on the
14 premises of the lot or garage on Thursday, Friday and Saturday between
15 the hours of 10:00 p.m. and 4:00 a.m. or until such time as all vehicles are
16 removed from the lot or garage, whichever is earlier;
17

18 (2) The business owner or principal operator may have one (1) employee
19 for two (2) lots if they are adjoining lots which are owned and operated by
20 the same business owner or principal operator and allow clear visibility for
21 safety. A plan must be submitted that demonstrates clear visibility for
22 safety; and
23

24 (3) The employee must physically be on the lot any other evening if a city
25 special event permit is in force in the Ybor City Historic District.
26

27 ~~*Additional standards for principal use parking lots.*~~

28 ~~(1) — Security requirements. Effective October 15, 2024, every public or private~~
29 ~~principal use parking or garage located within the Ybor City Historic District at~~
30 ~~which a fee is charged for the parking of vehicles, must meet the following~~
31 ~~personnel requirements:~~
32

33 ~~a. — Provide at least one (1) uniformed private security guard who is licensed~~
34 ~~by the State of Florida and bonded. The security guard shall remain physically and~~
35 ~~visibly on the premises of the lot or garage on Thursday, Friday, and Saturday~~
36 ~~between the hours of 10:00 p.m. and 4:00 a.m.~~
37

38 ~~b. — The business owner or principal operator may have one (1) uniformed~~
39 ~~security guard for two (2) lots if:~~
40

41 ~~1. — The lots are adjoining and not separated by a public right of way;~~
42

43 ~~2. — The lots are owned and operated by the same business owner or principal~~
44 ~~operator; and~~
45

46 ~~3. — That allow clear visibility for safety.~~
47

48 ~~c. — Provide two (2) uniformed private security guards for lots with over one~~
49 ~~hundred fifty (150) parking spaces and submit a plan that demonstrates clear~~
50 ~~visibility for safety.~~

1 ~~d. The uniformed private security guard must be physically and visibly on the~~
2 ~~lot if the lot is available for parking during any time that a city special event permit~~
3 ~~is in force in the Ybor City Historic District.~~

4
5 ~~(2) Annual operation and security plan. Effective January 1, 2025, and on or~~
6 ~~before January 1 of each subsequent year, the owner/operator of a principal use~~
7 ~~parking lot shall submit to the Barrio Latino Commission administrator an~~
8 ~~operations and security plan stating the following:~~
9

10 a. ~~An intent to continue to operate at a paid parking lot;~~

11 b. ~~A statement and illustration of the parking lot, showing the physical layout~~
12 ~~and continued compliance with the Barrio Latino Commission approval of the~~
13 ~~parking lot;~~

14 c. ~~A copy of the contract with the security firm;~~

15 d. ~~Photos of the posted signs described in this section; and~~

16 e. ~~An affidavit attesting to compliance with this section.~~

17
18 (c) *Alternative design.* Alternative design concepts may be considered and
19 approved by the Barrio Latino Commission through the regular certificate
20 of appropriateness process as provided in section 27-97, but only if
21 consistent with the stated intent in section 27-98, review criteria.”
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28 **Section 2.** Should a court of competent jurisdiction declare any part of
29 this Ordinance invalid, the remaining parts hereof shall not, in any way, be
30 affected by such determination as to the invalid part.
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34 **Section 3.** That all ordinances or parts of ordinances in conflict herewith
35 are hereby repealed to the extent of any conflict.
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Section 4. That this ordinance shall take effect August 1, 2024 in order to coincide with the retroactive application of SB 180.

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 _____

PREPARED AS TO LEGAL
SUFFICIENCY BY:

JANE CASTOR, MAYOR

E/S
DANA CROSBY COLLIER
SENIOR ASSISTANT CITY ATTORNEY II