

Sec. 27- 465. East Tampa Overlay District Design Guidelines.

(a) Area description and Boundaries

The East Tampa Overlay District is an area consisting of residential neighborhoods, regional and local commercial centers and industrial areas. Within the district, there are major roadways which serve as the commercial and industrial corridors for the area, with the residential development primarily situated on the local streets.

That Part of Sections 1, 12 and 13, Township 29 South, Range 18 East, AND Sections 31, 32 and 33, Township 28 South, Range 19 East AND Sections 4, 5, 6, 7, 8, 9, 10, 16, and 17, Township 29 South, Range 19 East, all lying within the City of Tampa, Hillsborough County, Florida, lying within the following described boundaries to wit:

Beginning at the intersection of the centerline of Hillsborough Avenue (State Road 600) and the centerline of 50th Street, said intersection also being a point on the Easterly boundary of the corporate limits of the City of Tampa, as established by House Bill 734, approved by the Governor of Florida on, April 28, 1953, filed in the office of the Secretary of the State on, April 29, 1953; thence Southerly along said Easterly boundary of the corporate limits of the City of Tampa, to its intersection with the centerline of Dr. Martin Luther King, Jr. Boulevard (State Road 574); thence Easterly along said centerline of Dr. Martin Luther King, Jr. Boulevard and corporate limits of the City of Tampa, to its intersection with the centerline of 56th Street; thence Southerly along said centerline of 56th Street and corporate limits of the City of Tampa, to its intersection with the centerline of Interstate Highway 4 (State Road 400); thence Southwesterly and Westerly along said centerline of Interstate Highway 4, to its intersection with the with the Easterly boundary of the existing local Ybor City Historic District, as established per City of Tampa Ordinance 9324-A; thence Northerly along said Easterly boundary of the local Historic District, to the Northeasterly corner thereof; thence meandering Westerly and Southerly along said existing Historic District boundary, to it's intersection with the centerline of Interstate Highway 4 (State Road 400); thence Westerly along said centerline of Interstate Highway 4, to its intersection with the Interstate Highway 275 (State Road 93); thence Northerly along said centerline of Interstate Highway 275, to its intersection with the centerline of Dr. Martin Luther King, Jr. Boulevard (State Road 574); thence Easterly along said centerline of Dr. Martin Luther King, Jr. Boulevard, to its intersection with the centerline of 15th Street; thence Northerly along said centerline of 15th Street, to its intersection with the centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 22nd Street; thence Northerly along said centerline of 22nd Street, to its intersection with the centerline of Henry Avenue; thence Easterly along said centerline of Henry Avenue, to its intersection with the centerline of 30th Street; thence Southerly along said centerline of 30th Street, to its intersection with centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 34th Street; thence Northerly along said centerline of 34th Street, to its intersection with the centerline of Comanche Avenue; thence Easterly along said centerline of Comanche Avenue, to its intersection with the centerline of 37th Street; thence Northerly along said centerline of 37th Street, to its intersection with the centerline of Deleuil Avenue; thence Easterly along said centerline of Deleuil Avenue, to its intersection with the Westerly boundary of the Southerly 291.00 feet of the Northerly 700. 00 feet of the Easterly 500.00 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 33, Township 28 South, Range 19 East; thence Northerly along said Westerly boundary, to its intersection with the Westerly projection of the Southerly boundary of, Lot 8 of POWHATAN HILLS, a subdivision of record as recorded in Plat Book 40, Page 98, of the public records of Hillsborough County, Florida; Thence Easterly along said Westerly projection and Southerly boundary of Lot 8, to and along the Southerly boundary of Lots 7, 6, 5, 4, 3, 2 and 1 of said POWHATAN HILLS, and its Easterly projection, to its intersection with the centerline of 43rd Street; thence Southerly along said centerline of 43rd Street, to its intersection with the centerline of Deleuil Avenue; thence Easterly along said centerline of Deleuil Avenue, to its intersection with the Easterly boundary of NORTHVIEW TERRACE SUB., a subdivision as recorded in Plat Book 41, Page 12, of the public records of Hillsborough County, Florida, said intersection also being, the Northerly projection of the Westerly boundary of Lot 19, of said NORTHVIEW TERRACE SUB.; thence Southerly along said Northerly projection and Easterly boundary, to and along the Easterly boundary of said Lot 19, to the Southeast corner of said Lot 19, said Southeast corner, also being a point on the Northerly boundary of the following described parcel: Beginning at the intersection of the West boundary of Lot 60 of

PLAT OF FUNK'S HOME PARK SUBDIVISION, as recorded in Plat Book 19, Page 9 of the public records of Hillsborough County, Florida, and the north right-of-way line of Hillsborough Avenue, said point lying 17.00 feet North of the Southwest corner of said Lot 60, thence Northerly along Easterly boundary of vacated alley abutting on the East of Block 2 of REVISED MAP OF RUBENSTEINS SUBDIVISION, as recorded in Plat Book 8, Page 38 of the public records of Hillsborough County, Florida, and the Northerly projection of said boundary, a distance of 532.70 feet, to a point lying 66.00 feet, more or less, Southerly of the Northerly boundary of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 33, Township 28 South, Range 19 East, thence Westerly 632.00 feet, thence Southerly to the north right-of-way line of Hillsborough Avenue, thence Easterly 632.00 feet, to the Point of Beginning, of said parcel; thence Easterly along said Northerly boundary, of the above described parcel, to a point on the Westerly boundary of Lot 50 of said, PLAT OF FUNK'S HOME PARK SUBDIVISION; thence Northerly along said Westerly boundary of Lot 50, to and along the Westerly boundary of Lot 49, of said PLAT OF FUNK'S HOME PARK SUBDIVISION, to the Northwest corner of said Lot 49, said Northwest corner, also being a point on the Northerly boundary of said PLAT OF FUNK'S HOME PARK SUBDIVISION; thence Easterly along said Northerly boundary of PLAT OF FUNK'S HOME PARK SUBDIVISION, and its Easterly projection, across the street right-of-way of 47th Street, to and along the Northerly boundary of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33, Township 28 South, Range 19 East, to its intersection with said Easterly boundary of the corporate limits of the City of Tampa, said intersection also being a point on the centerline of said 50th Street; thence Southerly along said Easterly boundary of the corporate limits of the City of Tampa and centerline of 50th street, to its intersection with the centerline of Hillsborough Avenue (State Road 400), said intersection being the Point of Beginning.

(b) Purpose and Intent

The purpose and intent of the East Tampa Overlay District is to mitigate burdens to the redevelopment and reuse of precedent and characteristic platted lots, promote and advance the redevelopment process of the area, and to promote and preserve the existing residential and nonresidential uses within the area. The development and redevelopment of the area will need to meet specific standards to ensure compatible residential and nonresidential development. The Overlay District shall further the principles of Crime Prevention Through Environmental Design (CPTED) through the incorporation of the principles of natural surveillance, natural access control, and territorial reinforcement.

(c) Compliance

Each application for new construction or major renovation, as defined in Chapter 27, City of Tampa Code of Ordinances, and/or any development undergoing a change of use/increase of intensity review, shall comply with all applicable overlay district and underlying zoning district standards and, if applicable, those specific standards outlined in the city council approved site plan. In cases of conflict, the more restrictive standard(s) shall apply. These are the minimum requirements that must be met in order to obtain design approval. Each application for residential or non-residential project which requires approval by the city council or the variance review board, through the public hearing process, is required to be submitted for review by the East Tampa Community Revitalization Partnership (CRP). A copy of the application, including a site plan, shall be required to be filed with the East Tampa CRP as part of the application submittal requirement.

Alternative design concepts may be considered and approved by the zoning administrator (and/or designee) if consistent with the above stated purpose and intent. Any person aggrieved by any order, requirement, decision, or determination of the zoning administrator with regard to these design standards may appeal that order, requirement, decision, or determination by filing a petition with the variance review board for an administrative appeal in accordance with section 27-373(a). The variance review board shall hold a public hearing and is not limited in its review to those matters reviewed by the zoning administrator, but may consider testimony or evidence from the applicant, the city staff and the public to better understand the purpose and intent of the overlay district and the character of the surrounding neighborhood. The variance review board shall make final determination as to whether the alternative design concept is consistent with the development standards of this section and with the above stated purpose and intent.

(d) Review Procedures

Final compliance with all site design, building design, and sign standards will be determined during the commercial site plan and building plan review process.

(e) Density and Setback

(1) Residential.

a. Density: Any residential lot of record, existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be a conforming lot and may be developed for any use permitted in the underlying zoning district. The proposed development may not exceed the maximum density allowed by the adopted City of Tampa Comprehensive Plan.

b. Setbacks: All structures must meet all land development regulations with the exception of the yard setback requirements set forth below. The following yard setback requirements shall apply within this overlay district:

Side:	5'
Rear:	15'
Corner:	5', except garage or carport openings which must maintain a minimum setback of 15'

c. Front yard setbacks:

Front yard setbacks shall be determined by block averaging. The underlying zoning district shall define all other setback requirements. Variances may be given by the zoning administrator when the precedent pattern of development on the subject and immediately adjacent blocks is less than the current setback requirement.

d. Orientation:

The building fronts of all new residential structures shall be oriented towards the front yards of the zoning lot. Front yards shall be determined as defined in section 27-100. Consideration may be given by the zoning administrator for an alternate orientation when building front orientation is requested to follow the precedent pattern of development on the subject and immediately adjacent blocks and the alternate orientation shall be in character with that pattern.

e. Garages:

The structural edge of the vehicular entrance to the garage, carport, or other vehicular storage area, when oriented to the front yard, shall be constructed no closer to the street than the front wall of the principal structure.

f. Parking:

No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport in accordance with the other sections of this ordinance.

All other development standards of the underlying zoning district must be met.

(2) Nonresidential.

Any nonresidential lot of record existing as of January 1, 2000, which is located within the East Tampa Overlay District, shall be deemed to be conforming and may be developed for any use permitted in the underlying zoning district. All development shall adhere to the standards of the underlying zoning district and other land development regulations.

(f) General Building Design Standards (nonresidential).

(1) Unobstructed pedestrian access and shelter, shade and/or weather protection shall be provided along streets and public rights-of-way through the use of shade trees, awnings, arcades, balconies, overhangs, etc, and shall provide any other appropriate pedestrian amenities (e.g. benches), subject to subsection (i) below. Additionally, mass transit stops, when appropriate, shall be provided.

(2) Drive-through window services and queuing lanes shall be placed in the side or rear yard of the parcel on which it is located. Drive through window services and queuing lanes shall be located no closer than fifty (50) feet to residentially zoned properties. Speaker systems shall not be aimed towards residentially zoned properties and the owner of the speaker shall provide evidence that the noise levels created by the speaker system does not exceed levels allowed by the city.

(3) Unpainted or unfinished block fences or walls are prohibited. All sides and elevations of buildings, walls, or block fences visible from public right-of-way or an adjacent parcel must be architecturally finished (i.e. brick, stucco, or textured concrete masonry units) and maintained.

(4) Doors, windows, and other architectural features shall be used to break large wall planes into smaller components. No more than thirty (30) percent of consecutive front facade that is oriented to and visible at ground level from public rights-of-way may remain unembellished.

(5) All outdoor light fixtures must light all public use areas adjacent to the building (e.g. entryway, courtyards, parking lots, etc.). Light fixtures shall be aimed away from residentially zoned properties and shall be of an intensity that does not create a negative impact on the adjacent residential properties.

(6) Any exterior garbage receptacles, dumpsters, open storage areas (as defined in section 27-523) or mechanical equipment must be screened from view from public rights-of-way and residential single family zoned property with one hundred (100) percent opaque material that is compatible with the materials used on the nearest facade of the principal structure. Additionally, garbage receptacles, dumpsters, open storage areas and/or mechanical equipment must be a minimum twenty-five (25) feet from any property zone d for residential uses and shall be incorporated into the main structure as a part of new construction or major renovation.

(7) Continuous sidewalks shall be provided along the entire length of street frontage, and shall be aligned with and connected to that of adjacent and contiguous properties.

(8) For properties with multiple tenants and/or multiple structures on site, pedestrian circulation shall be provided between tenants and/or structures through the use of a sidewalk or other suitable pedestrian connection, not less than five (5) feet wide and where applicable, shall align with and connect to that of adjacent and contiguous properties. Sidewalk paving or other pedestrian connections, where applicable, must continue uninterrupted across the mouth of all curb cuts, subject to section 22-315 of the City of Tampa Code of Ordinances.

(9) The entrance to all service bays for automotive repair and service business must be oriented away from view of any arterial or collector roadway(s) and residentially zoned properties. All automotive repair and service shall take place within the fully enclosed area of the building in which such use is located.

(10) Chain link and wooden fences are prohibited in the district, except during construction. Such construction fencing shall be removed prior to obtaining any certificate of occupancy. Decorative fencing for the purposes of implementing CPTED principles is encouraged.

(g) Landscape, Buffers and Screening

(1) Residential development shall meet the landscaping and buffering requirements of this chapter and Chapter 13, Tree and Landscaping Code.

(2) Nonresidential landscaping standards shall be as follows:

a. An eight-foot landscape buffer shall be provided along the boundary of all vehicular use areas abutting public right-of-way. Said buffer shall contain one (1) four-inch caliper tree per thirty (30) linear feet of vehicular use area abutting a right-of-way, and a two-foot hedge planted requirements of Chapter 13. Buffer trees may be grouped and larger diameter trees may be substituted on a two-inch for one-inch basis within an alternative design concept and considered on a case by case basis. Trees adjacent to surface parking areas should be trimmed to maintain a six-foot clear height, hedges and bushes should be trimmed to maintain a maximum of two (2) feet in height.

b. All portions of each site that are not devoted to building or paving shall be landscaped. No more than thirty (30) percent of the landscaped area may be grassed, the balance shall be landscaped in shrub and ground covers.

c. Properties adjacent to residentially zoned properties shall maintain a fifteen-foot landscaped buffer and six-foot high masonry wall. Said buffer shall consist of at least one tree per sixty (60) linear feet of abutting property.

d. All landscaping must be maintained in good order.

(h) General Sign Standards

The following sign standards shall apply to new signs:

(1) Billboards and/or off-site signs are prohibited. Only signs that advertise the business conducted, services rendered, occupant names/symbols, or primary goods sold on the site upon which the sign is erected will be permitted.

(2) No sign on a parcel adjacent to or within one hundred (100) feet of a residence shall be illuminated from 11:00 p.m. to 7:00 a.m., except where the premise that the sign advertises is open for business. At no time shall the light from a sign be directed towards a residence.

(3) Signs shall meet all other requirements of Chapter 20.5.

(i) Encroachments

Encroachments into the public right-of-way for awnings, awning signs, architectural features, streetscape features or street furniture may authorized by the department of public works.

A separate encroachment application for awnings and architectural features may not be required provided the projections comply with the criteria listed in section 27-455 (g)(1) through (5) of the City of Tampa Code of Ordinances.

(j) Transit Stops Provisions

Wherever possible, development within the East Tampa Overlay District shall be designed to maximize the efficiency of mass transit. The developer shall coordinate with the City of Tampa and the Hillsborough Area Regional Transit (HARTline) system to determine if the site warrants transit stop improvements such as easement dedication or transit shelters. These improvements may be considered for justification for the reduction of up to twenty (20) percent of the required parking spaces.