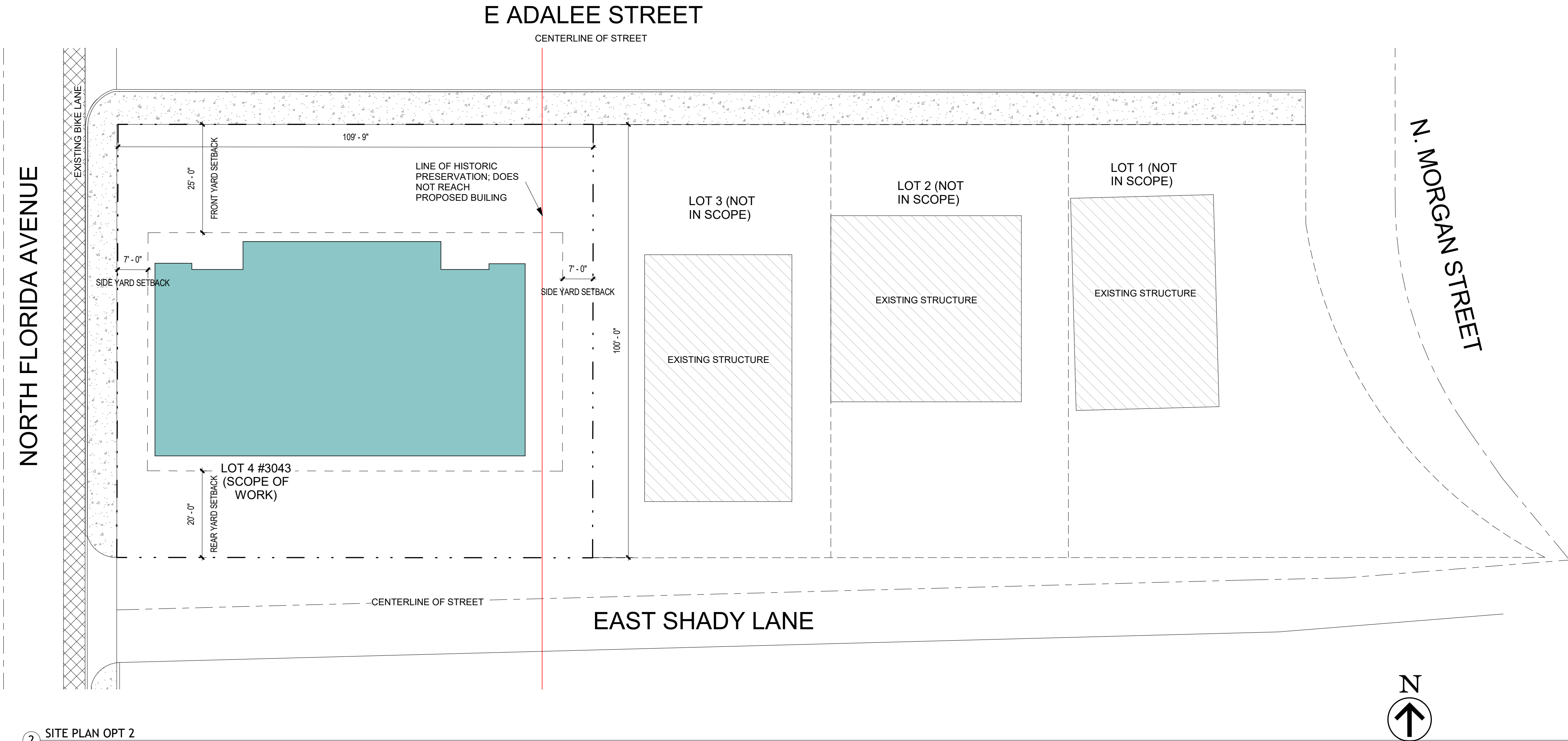




SITE PLAN ZONING LEGEND	
APPLICIABLE CODE	CITY OF TAMPA, FLORIDA - LAND DEVELOPMENT CODE
EXISTING ZONING DISTRICT	CI (COMMERCIAL INTENSIVE)
FUTURE USE ZONING DISTRICT	CC-35 - COMMUNITY COMMERCIAL)
SPECIAL USE TYPE 1 (SU1)	DWELLING, SINGLE-FAMILY ATTACHED (4 UNITS) – SU1 REQUIRED
FLOOD ZONE	ZONE X (AREA OF MINIMAL FLOOD HAZARD).
SETBACK REQUIREMENTS PER RSC	
YARD TYPE	REQUIRED SETBACK
FRONT YARD	25' - 0" MINIMUM (N. FLORIDA AVE.)
SIDE YARD	7' - 0" MINIMUM (E. ADALEE ST. & E. SHADY LN.)
REAR YARD	20' - 0" MINIMUM (LOT 3)
LOT & COVERAGE REQUIREMENTS PER §103-23.10.3	
MINIMUM LOT AREA	MINIMUM LOT AREA: N/A (SUBJECT TO RM-24 DIMENSIONAL STANDARDS PER SU1)
MINIMUM LOT WIDTH	MINIMUM LOT WIDTH: N/A (SUBJECT TO RM-24 DIMENSIONAL STANDARDS PER SU1)
MAX BUILDING COVERAGE	PER TAMPA HEIGHTS OVERLAY DISTRICT STANDARDS (FINAL SUBJECT TO CITY REVIEW)
MAX STRUCTURE HEIGHT	35' - 0"
LOT SIZE	11,761 SF. (.27 ACRE)
PARKING REQUIREMENTS	
PARKING SPOTS REQUIRED	2 SPACES PER UNIT (SUBJECT TO CITY CONFIRMATION)
PARKING PROPOSED	TO BE DETERMINED
STREET CLASSIFICATIONS	
ARTERIAL	FLORIDA AVE.
LOCAL	E. ADALEE ST.
PRIMARY ACCESS STRATEGY	PRIMARY ACCESS REQUIREMENT: SU1 REQUIRES ACCESS FROM AN ARTERIAL OR COLLECTOR STREET (FLORIDA AVE.)
PHASE 0 ACCESS FEASIBILITY NOTE BASED ON A LOT WIDTH EXCEEDING SEVENTY (70) FEET, ALLEY-ONLY VEHICULAR ACCESS IS NOT MANDATORY UNDER THE TAMPA HEIGHTS OVERLAY DISTRICT. HOWEVER, SPECIAL USE (SU1) STANDARDS REQUIRE PRIMARY ACCESS FROM AN ARTERIAL OR COLLECTOR STREET. VEHICULAR ACCESS WILL BE FURTHER EVALUATED TO MINIMIZE IMPACTS AND MAINTAIN CONSISTENCY WITH THE INTENT OF THE TAMPA HEIGHTS OVERLAY DISTRICT DURING SUBSEQUENT PHASES.	
TAMPA HEIGHTS OVERLAY	
APPLICIABLE CODE	OVERLAY APPLICABLE: TAMPA HEIGHTS OVERLAY DISTRICT (SEC. 27-244)
USE	RESIDENTIAL USES PERMITTED SUBJECT TO UNDERLYING ZONING & SPECIAL USE APPROVAL
DIMENSIONAL STANDARDS	RM-24 (RESIDENTIAL MULTIFAMILY) DIMENSIONAL STANDARDS WHEN APPROVED VIA SU1
ADDITIONAL REQUIREMENTS:	
• URBAN DESIGN STANDARDS APPLY	
• TREE PROTECTION REQUIREMENTS APPLY	
• FINAL COMPLIANCE SUBJECT TO CITY REVIEW	
• OVERLAY DOES NOT PROHIBIT RESIDENTIAL USE WHEN APPROVED VIA SU1	
LAND USE & DENSITY COMPLIANCE FUTURE LAND USE: CC-35 (COMMUNITY COMMERCIAL – 35 DU/AC) Site Area: 0.27 AC (11,761 SF) Maximum Density Allowed: 35 Dwelling Units per Acre × 0.27 AC = 9.45 Units Proposed Density: 4 Units = 14.8 Dwelling Units per Acre Density Compliance: COMPLIES	

Project Name:

N. FLORIDA AVE.
TOWNHOMES

Address: 3043 N. Florida Ave.
Tampa, FL. 33603

Client: Carlos Gonzalez

Project 26004

NO.	Description	Date.

Phase	DD
Date	
Drawn By	DAC

SITE PLAN

A100