

2305 N. Nebraska

Zoning Analysis

Zoning District - YC-5

YC-5 general commercial. This subdistrict comprises land used and designated for retail and commercial service operations primarily to serve the residents of the immediate area.

Table 8-1 Scheduled of permitted, Accessory, and Special Uses by District.

Permitted Principal Use of interest:

Bed and breakfast
Congregate living facilities of 6 or fewer residents
Day care and nursery
Dwelling, multiple-family
Dwelling, single family, attached, detached and two family
Clinic
School
Bank
Microbrewery
Medical office
Office, business and professional
Commercial
Personal Services
Pharmacy
Recreational facility
Restaurant
Retail sales, convenience, sales, shooper's goods
Veterinary office
Winery

Permitted as S1 (Special use - zoning administrator review) / S2 (Special use - City Council review):

Bar or lounge, package store
Drive-in window

Dimensional Regulations:

Front setback - 0'
Side setback - 0'
Rear setback - 10'

Max. Density - 2.0 Refer to the Tampa Comprehensive Plan for maximum density/floor area ratio ("FAR") limits. For properties seeking bonus density/FAR, refer to [section 27-140](#) for applicable methodology and criteria.

Max. Height - 45'

Table 8-3 Table of Required Parking Spaces:

5 spaces / 1,000 SF (GFA)
Personal services

3 spaces / 1,000 SF (GFA)
Bank
Bar and lounge

Microbrewery
Pharmacy
Pharmacy
Retail
Winery

2 spaces / 1,000 SF (GFA)

Clinic
Medical office
Restaurant
Veterinary office

1 space / 1,000 SF (GFA)

Office, business and professional

Combined Site Area - 41,700 SF (MOL) / 0.95 ac. (MOL)

Max. Building Area - 83,400 SF (MOL)

1 Story building footprint - 41,700

2 Story building footprint - 20,850

3 Story building footprint - 13,900

Questions
Landscape?
Buffers?