

TABLE 4-1

## SCHEDULE OF PERMITTED, ACCESSORY, AND SPECIAL USES BY DISTRICT\*

§ 27-77

TAMPA CODE

**\*Legend:**  
**X**—Permitted principal use  
**S1**—Special use—Zoning administrator review  
**S2**—Special use—City council review  
**A**—Permitted accessory use  
**Blank**—Prohibited use

Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO	RO-1	OP	OP-1	CN	CG	CI	IG	IH	PP	U-C
<b>Use Group A</b>																							
Bed and breakfast						S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X				
Cemetery	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	X	X	X	X	X		
Congregate living facilities:																							
Facilities of 6 or fewer residents <sup>3</sup>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X				
Small group care facility	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		X					S1
Large group care facility									S1	S1	S1	S1	S1	X	X	X		X					S2
Dwelling, multiple-family						S1	S1	S1	X	X	X	X		S1	S1	S1	S1	S1	S1				S2
Dwelling, single-family, detached	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S1	S1	S1	S1	S1				
Dwelling, single-family, semi-detached <sup>4</sup>						X	X	X	X	X	X	X		X	X	X	S1	S1	S1				
Dwelling, single-family, attached <sup>5</sup>						X	X	X	X	X	X	X		S1	S1	S1	S1	S1	S1				
Dwelling, two-family						X	X	X	X	X	X	X		X	X	X	S1	S1	S1				
Extended family residence	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1				
Home occupation	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	A	A	A	A	A	A	A				
Private pleasure craft used as residence	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2											
Professional residential facilities:																							
Recovery Home A							S2	S2	S2	S2	S2	S2		S2	S2	S2		S2	S2				S2
Recovery Home B									S2	S2	S2	S2		S2	S2	S2		S2	S2				S2
Residential treatment facility									S2	S2	S2	S2		S2	S2	S2		S2	S2				S2

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Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO	RO-1	OP	OP-1	CN	CG	CI	IG	IH	PP	U-C
Life care treatment facility									S2	S2	S2	S2		S2	S2	S2							S2
Use Group B																							
Accessory use to a permitted principal or special group B use														A	A	A	A	A	A	A			
Clinic															X	X	X	X	X				A
Club																X	X	X	X	X			
College															X	X		X	X				X
Community garden, private				S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1				
Day care and nursery facility				S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	X	S1	X	X	X	A		X
Day care and nursery facility (numbers limited to 5 children)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Fraternity or sorority															X	X		X	X				
Funeral parlor														X	X	X		X	X				
Hospital and associated uses																X		X	X				S2
Hotel and motel																X		X	X				S1
Place of religious assembly	S2	S2	S2	S2	S2	S2	S2	S2	S2	X	X	X	S2	S2	X	X	X	X	X				X
Public cultural facility															X	X	X	X	X				X
Roominghouse									S2	S2	S2	S2						X					
School	S2	S2	S2	S2	S2	X	X	X	X	X	X	X	S2	X	X	X		X	X				X
School, vocational																		X	X	X	X		
School, business															X	X		X	X	X	X		
School, trade																			X	X	X		
Security guards quarters															A	A		A	A	A	A		

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Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO	RO-1	OP	OP-1	CN	CG	CI	IG	IH	PP	U-C
<b>Use Group C</b>																							
Accessory use to a permitted principal or special group C use													A	A	A	A	A	A	A	A	A		
Adult use																			S1	S1	S1		
Airport																			X	X	X		
Air conditioned storage																		S2	X	X	X		
Alcoholic beverage sales																							
Bar or lounge																		S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>			
Bowling alley-12+lanes (on premises only)															S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>		S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>			
Convenience retail (package only)																	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>		A
Gasoline retail (package only)																	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>		
Hotel w/100+rooms (on premises only)																S1/S2 <sup>18</sup>		S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>				S1/S2 <sup>18</sup>
Large venue (on premises/package)																		S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>		
Public golf course <sup>19</sup>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restaurant (on premises only)																S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>		
Shopper's goods retail (package only)																		S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>			
Small venue (on premises/package)															S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>	S2 <sup>14</sup>		
Sidewalk café															S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>		
Special restaurant (on premises only)																S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>		
Specialty retail (package only)																	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>	S1/S2 <sup>18</sup>			
Temporary (on premises only)	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>	S1 <sup>14</sup>		
Appliance and equipment repair																		X	X	X	X		

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Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO	RO-1	OP	OP-1	CN	CG	CI	IG	IH	PP	U-C
Auto rental																		S2	X	X	X		
Bank															X	X	X	X	X	X			
Bank, drive-in															S1	S1		S2	S1	X			
Blood donor center																			S2	S2	S1		
Catering shop																	X	X	X	X			
Cigar factory																		X	X	X	X		
Correctional facility																				X	X		
Crematorium																			A <sup>11</sup>	A <sup>11</sup>	X <sup>12</sup>		
Drive-in window															S1	S1		S2	S1	S1			
Drycleaning plant, large																			X	X	X		
Drycleaning plant, small																		X	X	X			
Dwelling unit, accessory				S1	S1																		
Explosive storage and/or manufacturing																					S1		
Hazardous materials																					S1		
Heliport, helistop																S2			X	X	X		S2
Interim parking <sup>a</sup>													X	X	X	X	X	X	X	X	X		
Junkyard																					S1		
Kennel																			X	X	X		
Laboratory, dental and medical													A	A	X	X	A	X	X	X	X		
Landfill																					S1		
Lot, irregular	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Maintenance or storage facility																			X	X	X		
Manufacturing, heavy																					X		
Manufacturing, light																			X	X	X		
Marina																		X	X	X	X		
Material recovery facility																				X <sup>23</sup>	X		

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Uses	RS-150	RS-100	RS-75	RS-60	RS-50	RM-12	RM-16	RM-18	RM-24	RM-35	RM-50	RM-75	RO	RO-1	OP	OP-1	CN	CG	CI	IG	IH	PP	U-C
Microbrewery																		X	X	X	X		
Nursing (care facility), convalescent and extended care facility							S2	S2	S1	S1	X	X		S1	S1	X		X	X				S1
Office, business and professional													X	X	X	X	X	X	X	X	X		S2
Office, medical													S2	S2	X	X	S2	X	X	X	X		X
Parking, off-street:																							
Principal use	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>											S1		S1	S1	S1	S1		
Accessory use <sup>1</sup>						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Commercial use	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Parking, temporary	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Personal services									A	A	A	A		A	X	X	X	X	X				A
Petroleum bulk storage and/or processing																					S1		
Pharmacy													A	A	A	A	X	X	X				
Place of assembly																		X	X				
Printing, light															A	A		X	X	X	X		
Printing and publishing																			X	X	X		
Public service facility	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	S2	X	X	X	X	X	A
Public use facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X
Radio/television studio																	X	X	X				
Recreation facility, commercial:																							
Indoor															X	X		X	X	X			
Outdoor																		S2	S1	X			
Recycling - materials and goods																				X <sup>24</sup>	X		
Recreation facility, private	S1	S1	S1	S1	S1	S1	S1	S1	X	X	X	X	S1	X	X	X	X	X	X	X	X	X	X
Research activity															X	X		X	X	X	X		X
Restaurant																X	X	X	X	X	X		

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Restaurant, drive-in																		S2	S1	X	X		
Retail bakery																	X <sup>25</sup>	X <sup>25</sup>	X	X	X		
Retail sales, convenience goods																	X	X	X	X	X		A
Retail sales, gasoline																	S1	X	X	X	X		
Retail sales, lawn and garden shop																	S1	S1	X	X	X		
Retail sales, shopper's goods																		X	X	X			A
Retail sales, specialty goods																	X	X	X	X			
Reupholstery shop																		X	X	X			
Special event parking <sup>7</sup>													X	X	X	X	X	X	X	X	X		
Storage, open <sup>2</sup>																			A <sup>2</sup>	X	X		
Storefront/residential:																							
Office													X	X	X	X	X	X	X				
Commercial																	X	X	X				
Temporary help agency																			S2	S2	S1		
Temporary film production <sup>10</sup>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Transportation service facility																			X	X	X		
Truck/trailer rental																		S2	X	X	X		
Utility transmission site	S2	S2	S2	S2	S2	S2													S2	S2	S2		S2
Vehicle repair, major																			X	X	X		
Vehicle repair, minor																		X	X	X	X		
Vehicle sales and leasing																			X	X	X		
Vendor, annual or special event (private property)																	S1	S1	S1	S1	S1		

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Vendor, sports and entertainment													S1	S1	S1	S1	S1	S1	S1	S1			
Vendor, temporary <sup>13</sup>															S1	S1	S1	S1	S1	S1			
Vermin control and related services																		X	X	X	X		
Veterinary office																		X	X	X	X		
Warehouse and wholesale trade																			X	X	X		
Warehouse, mini																		X					
Wine production, customized																		X					

## Notes:

- <sup>1</sup> See section 27-126 for accessory structure requirements.
- <sup>2</sup> See section 27-138 for buffering requirements for open storage.
- <sup>3</sup> In the RS and RM zoning districts, congregate living facilities of six (6) or fewer residents may not locate within a one-thousand-foot radius of each other.
- <sup>4</sup> See section 27-137 Single-Family, semi-detached design standards., and section 27-137.6 Townhouse lot regulations.
- <sup>5</sup> See section 27-137.3 Single-family attached design standards., and section 27-137.6 Townhouse lot regulations.
- <sup>6</sup> The ability to establish a permitted use on a parcel of land is contingent on compliance with all land development regulations, including but not limited to concurrency, drainage, environmental regulations, and parking requirements.
- <sup>7</sup> See section 27-246.1(b) for special event parking regulations.
- <sup>8</sup> See section 27-246.1(a) for interim parking regulations.
- <sup>9</sup> Off-street parking is a permitted accessory use in this zoning district only in those instances when the criteria set forth in section 27-246.1(d) have been satisfied.
- <sup>10</sup> See section 27-150 for regulations applicable to temporary film production. Additionally, the section 27-30 buffer requirements shall not apply to this use.
- <sup>11</sup> See section 27-143 for specific criteria related to crematoriums as accessory uses.
- <sup>12</sup> See section 27-140 for supplemental regulations related to crematoriums as principal uses.
- <sup>13</sup> Temporary vendor sales may be considered for permit on parcels that are zoned or used for non-residential sales subject to section 27-272 criteria.
- <sup>14</sup> Refer to Articles XI Special Use Permits and XXII Alcoholic Beverages for applicable provisions.
- <sup>15</sup> A separate special use application process shall be required in order to make alcohol sales from this use classification, subject to the provisions in this chapter.
- <sup>16</sup> Requests for "R" classifications may process as an S1 administrative special use permit only when located within a large scale commercial development that contains 500,000 square feet or more in gross floor area (not including residential or office floor area).
- <sup>17</sup> The accessory dwelling unit use is limited to the area of the City North of Sligh Avenue, South of Waters Avenue, West of Boulevard, and East of Armenia Avenue.
- <sup>18</sup> Refer to Articles XI Special Use Permits and XXII Alcoholic Beverages for applicable provisions. Requests may process as an administrative special use permit (S-1) only when sales meet the specific use standards in section 27-272. If any waivers are needed, the request shall process as an (S-2).
- <sup>19</sup> Requests for Public Golf Course with alcoholic beverage sales shall adhere to the definition of "Alcoholic beverage classification: Beer, wine, liquor; Public Golf Course" contained in section 27-545.

<sup>20</sup> Reserved.

<sup>21</sup> Reserved.

<sup>22</sup> Reserved.

<sup>23</sup> Refer to section 27-155 for supplemental regulations related to this use.

<sup>24</sup> Refer to section 27-155.1 for supplemental regulations related to this use.

<sup>25</sup> Refer to section 27-154 for supplemental regulations related to this use.