

Sec. 12-241. - Specific standards for permitted uses.

The following specific criteria are intended to provide additional detail and requirements for permitted uses in the zoning districts (listed in alphabetical order):

(a) *Residential and related health care facilities.* The following standards apply to all such facilities listed under this general use and as shown in the table below, consistent with state law:

Type (# of Residents)/ Zoning Districts ²	Assisted Living Facility (1-5)	Assisted Living Facility (>5)	Adult Family Care Home (1-5)	Adult Day Care Center	Com-munity Residential Home (1-6)	Com-munity Residential Home (7-14)	Com-munity Residential Home (≥15)	Foster Home (1-3)	Group Home (4-15)	Long Term Care Facility	Nursing Home	Transi-tional Living Facility
R-10	P		P		p ³			P	p ¹	p ¹	p ¹	
R-9	P		P		p ³			P	p ¹	p ¹	p ¹	
R-7.5	P		P		p ³			P	p ¹	p ¹	p ¹	
R-7	P		P		p ³			P	p ¹	p ¹	p ¹	
R-MF	P	P	P	P	p ³	P		P	P	P	P	
R-MFA	P	P	P	P	p ³	P		P	P	P	P	
PD-R	P		P	p ¹	p ³			P	p ¹	p ¹	p ¹	
E-I	P	P	P	P	p ³	P	P	P	P	P	P	P
PD ⁴	P	P	P	P	p ³	P	P	P	P	P	P	P

A-U	P		P	P ¹	P ³			P	P ¹	P ¹	P ¹	P ¹
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NOTES:

P = Permitted Use

Blank/Gray Box = Not Permitted

Prohibited in the following zoning districts: LI, PROF, PRS, and P/QP

- ¹ Limited to a maximum of five (5) residents.
- ² The total number of beds permitted in long-term care facilities shall be determined by the number of housing units, which would be permitted on site and multiplying the units by the average persons per household for Temple Terrace in the most recent U.S. Census per F.S. ch. 400. The number of units permitted on site is determined by the underlying plan category of the subject site.
- ³ A community residential home (CRH) (one to six (6) residents) must be one thousand (1,000) feet from another CRH (one to six (6) residents) and must be one thousand two hundred (1,200) feet from any other facility noted in this table per F.S. § 419.001(2).
- ⁴ A planned residential community (PRC) is only allowed within the Planned Development (PD) zoning district.
- ⁵ A long term care facility is a general term for the following uses: assisted living facility, adult family care home, nursing home facility or home, residential child-caring agencies, board and care facility, or any other similar adult care facility as defined by Title XXIX Public Health, F.S. chs. 381—408, and Title XX Social Welfare, F.S. chs. 409—430. This may include other uses that may not be specifically identified in this table.

The residential and health related facilities shall be prohibited in the following zoning districts: Light Industrial (LI), Planned Research and Office Facilities (PROF), Preservation (PRS), and Public/Semi-Public (P/SP).

Density calculations for such facilities shall be as follows: the total number of beds permitted in such facilities shall be determined by the number of housing units, which would be permitted on site and multiplying the units by the average persons per household for Temple Terrace in the most recent U.S. Census, and the number of units permitted on site is determined by the underlying plan category of the subject site; and the density calculations do not apply to those facilities operating within single family residences within single-family residential zoning districts.

Such facilities shall have adequate access, utilities and services and the character of the facility and building(s) shall be compatible with the surrounding development in terms of use, scale and design.

The following criteria shall apply in addition to the identification of permitted and conditional uses in the above table:

(1) Community residential homes (CRH).

- a. A CRH with one to six (6) residents must be one thousand (1,000) feet from another CRH with one to six (6) residents and must be one thousand two hundred (1,200) feet from any other facility for all zoning districts as noted in the preceding table and in F.S. § 419.001(2), as amended.
- b. The sponsoring agency shall provide notice to the city manager or designee at the time a CRH is occupied in the city.
- c. When a site for a community residential home with one to fourteen (14) residents has been selected by a sponsoring agency in an area zoned planned development, allows multi-family residential uses in the zoning district, or allows multi-family uses on the adopted future land use map, the sponsoring agency shall provide notice via letter to the city manager and submit applications to be reviewed based on the requirements below in accordance with F.S. ch. 419, as amended:
 1. The location complies with the zoning district requirements.
 2. The application shall include the following information at a minimum:
 - i. Address of the proposed facility.
 - ii. Residential licensing category.
 - iii. Number of residents.
 - iv. Community support requirements of the facility.
 - v. Statement from the licensing entity indicating the licensing status of the proposed CRH and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home.
 - vi. A copy of the most recently published data compiled from the licensing entities that identifies all CRH within the city limits.
 - vii. A general development site plan or final site plan consistent with the requirements of sections 12-377, 12-379, and 12-193.
 3. City council is required to approve or deny such application within sixty (60) days of receipt, else the application shall be considered to be approved.
 4. Denial of community residential home applications must be based on the following criteria:
 - i. Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the area.

- ii. Does not meet applicable licensing criteria established and determined by the licensing entity, including requirements to assure the safe care and supervision of all clients in the home.
 - iii. Would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of one thousand two hundred (1,200) feet of another existing community residential home in a multi-family zone shall be an overconcentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of five hundred (500) feet of an area of single-family zoning substantially alters the nature and character of the area.
- (2) Planned residential communities (PRC) shall be consistent with F.S. ch. 419, as amended, including the following criteria:
- a. May contain two (2) or more community residential homes that are contiguous to one another.
 - b. May not be located within a ten-mile radius of any other planned residential community (PRC).
 - c. Sponsoring agency shall notify the city manager or designee of the existence of community residential homes (CRH) at the time each home is occupied.
 - d. Applications for a rezoning to planned development (PD) and general development or final site plan shall be submitted consistent with the requirements of sections 12-377, 12-379, and 12-193.
- (b) *Tattoo parlor.*
- (1) A general site development or final site plan shall be approved by city council subject consistent with section 12-377 or 12-379, respectively, in accordance with this Code.
 - (2) A tattoo parlor shall not be located within a specified distance of specific uses as follows, unless granted a waiver by city council:
 - a. Within five hundred (500) feet of any other tattoo parlor or protected facility or no more than one tattoo parlor per block, whichever is more restrictive; and
 - b. The separation distances shall include properties within the city limits of Temple Terrace, City of Tampa, and Unincorporated Hillsborough County, such that if a proposed tattoo parlor in the city is less than five hundred (500) feet from an existing tattoo parlor or would result in more than one tattoo parlor within a block in the City of Tampa or Unincorporated Hillsborough County, then a final site plan application with waiver request(s), consistent with section 12-379, shall need to be approved by city council prior to allowing the proposed tattoo parlor site in the city.
 - c. Distances required under this subsection shall be measured from property line to property line, along the shortest distance between property lines, without regard to the route of normal travel.

- (3) The tattoo parlor business and artists shall be required to comply with all applicable state laws, rules, and licenses.
- (4) Other accessory related products may be sold as part of the tattoo parlor use or site.
- (5) Other uses allowed by the zoning district may occur with or within the tattoo parlor.

(Ord. No. 1420, § 1(Exh. A), 7-18-2017; Ord. No. 1421, § 1(Exh. A), 7-18-2017; Ord. No. 1424, § 1(Exh. A), 7-18-2017)