

**Ybor 2305 N. Nebraska Ave. Density Study:**



**Municode – Chapter 27 – Zoning and Land Development:**

*Sec. 27-177 – Historic District Established*

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

**Table 8-1 – Schedule of Permitted, Accessory, and Special Uses by District:**

YC-5 – Permitted Principal Use of interest:

**Group A:**

- Bed & Breakfast
- Congregate living facilities of 6 or fewer residents
- Day care and nursery
- Dwelling, multiple Family
- Dwelling, single family, attached, detached and two family

**Group B:**

- Clinic
- School
- Bank

**Group C:**

- Office, Medical
- Office, Business and professional
- Personal Services
- Pharmacy
- Recreational facility
- Restaurant
- Microbrewery
- Winery
- Retail sales, convenience, sales, shooper's goods
- Veterinary office
- Warehouse

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

- Bar or lounge, package store
- Drive-in window

**Table 8-2 – Schedule of Dimensional Regulations:**

Required Yards:

- Front – 0'
- Side – 0'
- Rear – 10'



Max Density/FAR – 2. 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 – 60'

**Table 8-3 – 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