

Map Color	Category	FAR	Dwelling units/net acre	Other Considerations	Key Characteristics
CC-35	Community Commercial-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Intensive and general commercial, service, office, and residential uses	Standard Development: • Up to 1.0 • >1.0 up to 2.0 with performance provisions met • Up to 2.0 in Ybor City Local Historic District Only Vertical Mixed-Use Development: • Up to 1.5* • >1.5 up to 2.0 with performance provisions met	Up to 30 du/acre Up to 35.0 du/acre with bonus provisions met	<ul style="list-style-type: none"> Gathering places such as a plaza, courtyard, or park. Compatible public, quasi-public, and special uses. Development should include a mix of non-residential and residential uses with more intense development near major intersections. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment. 	<ul style="list-style-type: none"> A development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall; More intense mixed-use development at intersections with stepped down residential uses in between; Building heights that are typically up to 5 stories (number of stories varies by location, special district, or overlay district); Building heights that are highest at major intersections and lower when adjacent to neighborhoods unless near a major intersection; Building facades and entrances that directly address the street; Buildings with pedestrian-oriented uses such as outdoor cafes located at the street level; Integrated (vertical and horizontal) residential and non-residential uses along the corridors; Parking that is located to the side or behind buildings, or in parking structures; Limited number of curb cuts along arterial streets, with shared and/or rear alley access to parking and service functions; Attractive streetscape with sidewalks designed to accommodate pedestrian traffic that includes appropriate landscaping, lighting, and pedestrian amenities/facilities; Public and semi-public outdoor spaces such as plazas, courtyards, and sidewalk cafes; and *Any proposed development, city-wide, may develop up to 1.5 FAR, if all of the following are met: <ul style="list-style-type: none"> Subject site is greater than 0.35 acres; Subject site maintains frontage on an arterial roadway (length of frontage must meet minimum lot width standard in City Code); and Structure must have vertically integrated mix of at least 2 uses from 2 separate general use categories as outlined in City Code.
CMU-35	Community Mixed Use-35: <i>Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential</i> ➤ Retail, general commercial, service, office, and residential uses				
SMU-6	Suburban Mixed Use-6: <i>Medium to low intensity/density uses</i> ➤ Single family detached and multi-family uses for areas north of Fletcher Avenue	Up to 0.5	Up to 6 du/acre	<ul style="list-style-type: none"> Accessory second units considered. Limited neighborhood commercial, residential office uses and general commercial uses. Limited townhomes considered in SMU-6. Compatible public, quasi-public, and special uses allowed. Projects may be determined either by density or floor area ratio (FAR), whichever calculation is more beneficial to the development. If FAR is applied to a residential project to attain maximum density potential, development shall be consistent in character and scale with the surrounding residential built environment. 	<ul style="list-style-type: none"> A compact development pattern with buildings sited near adjacent streets to add character and spatial definition to the public realm; Centrally-located gathering places that may include a small park or greenspace, outdoor restaurant/café seating or other publicly accessible area that supports surrounding uses; Building facades and entrances with a high degree of transparency and on street and internal street fronting facades; Building heights that are typically up to 2 stories (number of stories varies by location, special district, or overlay district); Integrated (vertical and horizontal) residential and office uses; Separated parking such as between buildings, pedestrian paths, and landscaping; Attractive pedestrian streetscapes both internally and externally with broad sidewalks appointed with appropriate landscaping, lighting, and pedestrian amenities/facilities; Convenient and attractive pedestrian connections from adjoining neighborhoods and transit; Streets designed to integrate and balance safe pedestrian, bicycle, and transit use with efficient vehicular traffic flow; Attractive landscaping of public right-of-way with street trees and other plantings to enhance character and identity; and For areas south of Fletcher, SMU-6 is recommended solely for low intensity office infill.
SMU-3	Suburban Mixed Use-3: <i>Low intensity/density uses</i> ➤ Single family detached and multi-family uses	Up to 0.25	Up to 3 du/acre		