

Ybor 1504 4th Ave Density Study:



Municode – Chapter 27 – Zoning and Land Development:

Sec. 27-177 – Historic District Established

YC-6 community commercial. This subdistrict comprises land devoted to general and intensive commercial uses located on the southern fringe of the historic district and which will provide a transition to the industrial uses south of the historic district.

Table 8-1 – Permitted Uses:

YC-6 – Recommended Uses listed Below:

Group A:

- Bed & Breakfast
- Dwelling, multiple Family

Group B:

- Clinic
- Club
- Hotel and Motel
- Place of religious assembly
- Public cultural facilities
- School

Group C:

- Office, Medical
- Office, Business and professional
- Personal Services
- Pharmacy
- Public Use
- Restaurant
- Retail
- Warehouse

Table 8-2 – Schedule of Dimensional Regulations:

YC-6: Lot Size – 30’ width, 2,850 sq. ft Area

Required Yards:

- Front – 0’
- Side – 0’
- Rear – 0’

Max Density/FAR – 2

Max Height – 60’

Table 8-3 – Required Parking Spaces:

Adult Family Home -	1/dwelling unit
Clinic -	2/1,000 sf
Club -	3/1,000 sf

Tuesday, November 14, 2023



Dwelling Multiple family -	1/dwelling unit
Hotel/Motel -	1/room
Office, business -	1/1,000 sf
Office, Medical -	2/1,000 sf
Personal Services -	5/1,000 sf
Pharmacy-	3/1,000 sf
Restaurant -	2/1,000 sf
Retail -	3/1,000 sf
Warehouse -	1/1,000 sf

Lot 1

Combined Site Area - 33,725 SF

F.A.R (2) Allowed - 67,450 SF

Lot 2 (across alley)

Site Area - 6,650 SF

F.A.R (2) Allowed - 13,300 SF

POSSIBLE SOLUTION:

Lot 1:

1st Floor - 7,450 SF

Restaurant and Café ~2,385 SF

Office - 3,000 SF

Required Parking - 5 for Restaurant/café + 3 for Offices = 8 spaces

2nd - 4th Floor - 20,000 SF/Floor

Office (19,000 SF) / Dwelling Units (~1,000 SF each dwelling unit)

Required Parking - 19/floor

Total FAR (2) - Proposed 67,450 SF (Allowed 67,450 SF)

Total Parking Required - 5 + 3 + 19 + 19 + 19 = 65 spaces

Lot 2:

1st Floor - 2,833 SF

Restaurant and Café 2,154 SFX

Required Parking - 5 for Restaurant/café

2nd - 4th Floor - 3,489 SF/Floor

2 each floor Dwelling Units

Required Parking - 2 per floor (1/dwelling unit)

Total FAR (2) - Proposed 13300 SF (Allowed 13,300 SF)

Total Parking Required - 5 + 2 + 2 + 2 = 11 spaces

Total Required Parking between Both Lots - 76 Spaces

Total Provided Parking Between Both Lots - 85 Spaces