

CITY OF TARPON SPRINGS, FLORIDA
Summary Guide To Zoning Districts
(Revised March 21, 2005)

IMPORTANT NOTICE: This document is published by the Development Services Department as a public service and does not contain the complete requirements of the Comprehensive Zoning and Land Development Code. It is intended as a quick reference and for general information only. Always use the official laws or ordinances if absolute legal accuracy is required.

| ZONING DISTRICTS | MINIMUM LOT SIZE | | | MINIMUM YARD SETBACKS | | | | MAXIMUM BUILDING HEIGHT | MAXIMUM DENSITY | MINIMUM NET FLOOR AREA | |
|--|-------------------------------------|-------|------------|-----------------------|---|--|-------------|-------------------------|--|---|-------------------------|
| | AREA | WIDTH | DEPTH | FRONT | REAR | SIDE | SIDE STREET | | | | |
| A – Agricultural (See Section 25.01) | 30000 | 200' | No minimum | 30' | 50' | 20' | 25' | 35' | 1.4 units per acre or .30 FAR .60 Max. ISR | No minimum | |
| RESIDENTIAL DISTRICTS | | | | | | | | | | | |
| R-100 – Single Family Residential (See Section 25.02) | 10000 | 75' | 100' | 25' | 30' | A minimum of 10' with a total of 25' for both side yards | 15' | 35' | 4 units per acre | 1200 | |
| R-100A – Single Family Residential (See Section 25.02) | 7000 | 60' | 100' | 25' | 25' | 10' | 10' | 35' | 5 units per acre | 1200 | |
| R-70A – Single Family Residential(See Section 25.02) | 6500 | 60' | 80' | 25' | 20' | 7.5' | 15' | 35' | 6 units per acre | 1000 | |
| R-70 – One and Two Family Residential (See Section 25.03) | Single Family | 7000 | 60' | 80' | 25' | 20' | 7.5' | 15' | 35' | 6 units per acre | 1000 |
| | Two Family | 10000 | | | | | | | | | .40 FAR .65 Max. ISR |
| | Non Residential Uses | | | | | | | | | | |
| R-60 – One and Two Family Residential (See Section 25.03) | Single Family | 6000 | 40' | No minimum | 25' to garage; 15' to unenclosed porch; 20' to living area | 20' to house; 10' to detached garage | 5' | 7.5' | 30' | See FLUM | No minimum |
| | Two Family | 9000 | 60' | No minimum | 25' to garage; 15' to unenclosed porch; 20' to living area | 25' to house; 10' to detached garage | 7.5' | 10' | | | |
| | All other uses | 12000 | 88' | No minimum | 35' | 25' | 15' | 15' | | | |
| CRM – Conditional Residential Mix (See Section 25.04) | Single Family Detached | 7000 | 60' | 80' | 25' | 20' | 7.5' | 15' | 35' | See FLUM | 1000 |
| | Single Family Attached | 2000 | 20' | 100' | 20' facing a public right of way; 15' facing a common drive, courtyard or private parking area | 15' | 7.5' | 7.5' | | See FLUM | 900 |
| | Single Family Semi-Detached | 2000 | 20' | 100' | 20' facing a public right of way; 15' facing a common drive, courtyard or private parking area | 15' | 7.5' | 7.5' | | See FLUM | 1000 |
| | Two Family | 10000 | 80' | 90' | 25' | 20' | 7.5' | 15' | | See FLUM | 600 |
| | Multifamily* | 10000 | 80' | 90' | 25' | 20' | 20' | 20' | | 45' | See FLUM |
| RM – Residential Multifamily (See Section 25.05) | As provided for by the CRM District | | | | | | | | | | |
| MHP – Mobile Home Park (See Section 25.06) | 4000 | 50' | 80' | 15' | 7.5 | 5' | 10' | 35' | 7 units per acre (minimum 15 acres) | 600 | |
| TP – Trailer Park (See Section 25.07) | Recreational Vehicle Sites | 2500 | 25' | No minimum | n/a | n/a | 5' | n/a | n/a | 10 RV sites or designated campsites per acre (minimum 8 acres) | No minimum |
| | Designated Campsites | 1200 | | | | | | | | | |

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|---|----------------------------|--------------------------------------|------------|------------|--|---|---|---------------------------------------|--|--|------------------------|
| | | AREA | WIDTH | DEPTH | FRONT | BACK | SIDE | SIDE STREET | | | |
| OFFICE DISTRICT | | | | | | | | | | | |
| RO – Residential Office (See Section 25.08) | Residential Uses | As provided for by the CRM District | | | | | | | | | |
| | Non Residential Uses | 5000 | 50' | 80' | 20' | 20' | 7.5' | 15' | 35' | .25 FAR 20% Min. Open Space .75 Max. ISR | No minimum |
| COMMERCIAL DISTRICTS | | | | | | | | | | | |
| PTC – Pinellas Trail Corridor (See Section 25.09) [*For minimum distances between multifamily buildings see Sec. 25.09(D)(6)(c)(5)] | Single Family Detached | 5000 | 50' | 80' | 25' | 20' | 7.5' | 15' | 30' | 10 units per acre | 850 |
| | Single Family Attached | 2000 | 20' | 100' | 20' facing a public right of way; 15' facing a common drive, courtyard or private parking area | 20' | 7.5' | 7.5' | | | 850 |
| | Two Family | 9000 | 50' | 90' | 25' | 20' | 7.5' | 15' | | | 600 |
| | Multifamily* | 10000 | 80' | 90' | 25' | 20' | 15' | 20' | | | 600 |
| | Non Residential Uses | 7500 | 50' | 80' | 20' | 20' | 7.5' | 10' | .30 FAR 20% Min. Open Space .70 Max. ISR | No minimum | |
| NB – Neighborhood Business (See Section 25.10) | Single Family Detached | As provided for by the R-70 District | | | | | | | See FLUM | 1000 | |
| | Non Residential Uses | 5000 | 50' | 80' | 10' | 15'; 20' when adjoining a residential district | Zero; 10' when adjoining a residential district | 10' | 25' | .20 FAR 20% Min. Open Space .80 Max. ISR | No minimum |
| GB – General Business (See Section 25.11) | Single Family Attached | As provided for by the R-60 district | | | | | | | See FLUM | No minimum | |
| | All Other Residential Uses | As provided for by the CRM District | | | | | | | See FLUM | No minimum | |
| | All Other Uses | No minimum | No minimum | No minimum | Zero | 10' | Zero; 10' when adjoining a residential district | Zero, but outside visibility triangle | 45' | As provided by the Comprehensive Plan 10% Min. Open Space .90 Max. ISR | No minimum |
| HB – Highway Business (See Section 25.12) | Multifamily | As provided for by the CRM District | | | | | | | 15 units per acre | No minimum | |
| | All Other Uses | 10000 | 80' | 100' | 30' | 25' | 10' | 15' | 35' | .40 FAR 15% Min. Open Space .85 Max. ISR | No minimum |
| IB – Intensive Business (See Section 25.13) | | 5000 | 50' | 80' | 10' | 10' | 10' | 10' | 35' | .40 FAR 15% Min. Open Space .85 Max. ISR | No minimum |
| WDI – Waterfront Development (See Section 25.14) | Single Family | As provided for by the R-60 District | | | | | | | 15 units per acre | No minimum | |
| | All Other Residential Uses | As provided for by the CRM District | | | | | | | | No minimum | |
| | All Other Uses | 5000 | 30' | 80' | 10' | Zero; 25' when adjoining a residential district | Zero; 10' when adjoining a residential district | 10' | 35' | .40 FAR 15% Min. Open Space .80 Max. ISR | No minimum |
| WDF-A – Waterfront Commercial Fishing Development (See Section 25.15) | | As provided for by the WDI District | | | | | | | See FLUM | No minimum | |

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|--|--|----------------|------------------------|--|---|--|---------------------------------------|-----------------------------------|--|------------------------|------------|
| | AREA | WIDTH | DEPTH | FRONT | REAR | SIDE | SIDE STREET | | | | |
| INDUSTRIAL DISTRICTS | | | | | | | | | | | |
| WDII – Waterfront Marine Industry Development (See Section 25.16) | 5000 | 50' | 80' | 10' | Zero; 25' when adjoining a residential district | 10' | 10' | 40' | .60 FAR 10% Min. Open Space .85 Max. ISR | No minimum | |
| IR – Industrial Restricted (See Section 25.17) | 5000 | 50' | 80' | 10' | 25' | 10' | 10' | 40' | .50 FAR 15% Min. Open Space .85 Max. ISR | No minimum | |
| IH – Industrial Heavy (See Section 25.18) | 10000 | 100' | 100' | 25' | 20'; 75' if adjoining a residential district | 20'; 75' if adjoining a residential district | 25' | 45' | .60 FAR 15% Min. Open Space .80 Max. ISR | No Minimum | |
| SPECIAL PURPOSE DISTRICTS | | | | | | | | | | | |
| LC – Land Conservation (See Section 25.19) | Refer to Section 25.19 of the LDC for Permitted and Conditional Uses | | | | | | | | | | |
| P/PS – Public/Semi-Public (See Section 25.20) | Refer to Section 25.20 of the LDC for district regulations | | | | | | | | | | |
| PLANNED DEVELOPMENT DISTRICTS | | | | | | | | | | | |
| RPD – Residential Planned Development (See Section 78.01) | Single Family Detached | 10000 | 75' | No minimum | 25' | 20' | 10' | 15' | 35' | See FLUM | 1200 |
| | Single Family Detached Cluster | 6500 (average) | 60' (corner lots only) | No minimum | 20' | 10' | 12' between buildings, 5' to lot line | 10' | | See FLUM | 1000 |
| | Single Family Detached Zero Lot Line | 4000 | 40' | No minimum | 20' | No minimum | Zero one side, 10' other side | 10' | | See FLUM | 1000 |
| | Single Family Semi-Detached | 2000 | 20' | No minimum | 15' | 10' | 10', one wall attached | 15' | | See FLUM | 1000 |
| | Single Family Attached | 2000 | 20' | No minimum | 15' | 10' | 10' (end lots only) | 15' | | See FLUM | 900 |
| | Multifamily (see also min. distances between bldgs.) | 10000 | 100' | No minimum | 25' | 15' | 15' | 15' | 45' | See FLUM | 600 |
| | Non Residential Uses | 10000 | 100' | No minimum | 20' | 10' | 10' | 35' to external perimeter streets | 35' | See FLUM | No minimum |
| CPD – Commercial Planned Development (See Section 78.02) | 10000 | No minimum | No minimum | 25' to abutting collector or arterial roads; 10' to remaining perimeter boundaries; 35' to adjoining residential uses or districts | | | | 45' | .40 FAR 20% Min. Open space .85 Max. ISR | 600 | |
| IPD – Industrial Planned Development (See Section 78.03) | 15000 | 150' | No minimum | 35' to abutting collector or arterial roads; 20' to remaining perimeter boundaries; 75' to adjoining residential uses or districts; Parking lots shall be separated from adjoining residential uses by a 15' buffer | | | | 60' | .50 FAR 20% Min. Open space .80 Max. ISR (minimum 20 acres) | No minimum | |

LDC = Comprehensive Zoning and Land Development Code
FLUM = Future Land Use Map
FAR = Floor Area Ratio
ISR = Impervious Surface Ratio