

**City of Tarpon Springs Summary Guide To Zoning Districts**

| ZONING DISTRICT  | USE                  | MINIMUM LOT SIZE |       |         | MINIMUM YARD SETBACKS  |   |  |             | MAXIMUM BUILDING HEIGHT | MAXIMUM DENSITY  | MINIMUM NET FLOOR AREA |
|--|----------------------|------------------|-------|---------|--|---|--|-------------|-------------------------|--|------------------------|
|  |                      | AREA             | WIDTH | DEPTH   | FRONT  | REAR                                    | SIDE   | SIDE STREET |                         |  |                        |
| <b>AGRICULTURAL DISTRICT</b>   |                      |                  |       |         |  |   |  |             |                         |  |                        |
| <b>A – Agricultural</b><br>(See Section 25.01, LDC)                      |                      | 30,000           | 200'  | No min. | 30'  | 50'                                     | 20'  | 25'         | 35'                     | 1.4 dwelling units per acre<br>.30 FAR<br>.60 max. ISR | No minimum             |
| <b>RESIDENTIAL DISTRICTS</b>   |                      |                  |       |         |  |   |  |             |                         |  |                        |
| <b>R-100 – Single Family Residential</b><br>(See Section 25.02, LDC)     |                      | 10,000           | 75'   | 100'    | 25'  | 30'                                     | A minimum of 10' with a total of 25' for both side yards | 15'         | 35'                     | 4 dwelling units per acre                              | 1,200                  |
| <b>R-100A – Single Family Residential</b><br>(See Section 25.02, LDC)    |                      | 7,000            | 60'   | 100'    | 25'  | 25'                                     | 10'  | 10'         | 35'                     | 5 dwelling units per acre                              | 1,200                  |
| <b>R-70A – Single Family Residential</b><br>(See Section 25.02, LDC)     |                      | 6,500            | 60'   | 80'     | 25'  | 20'                                     | 7.5'   | 15'         | 35'                     | 6 dwelling units per acre                              | 1,000                  |
| <b>R-70 – One and Two Family Residential</b><br>(See Section 25.03, LDC) | Single Family        | 7,000            | 60'   | 80'     | 25'  | 20'                                     | 7.5'   | 15'         | 35'                     | 6 dwelling units per acre<br>.40 FAR<br>.65 Max. ISR   | 1,000                  |
|  | Two Family           | 10,000           |       |         |  |   |  |             |                         |  | 600                    |
|  | Non Residential Uses |                  |       |         |  |   |  |             |                         |  |                        |
| <b>R-60 – One and Two Family Residential</b><br>(See Section 25.03, LDC) | Single Family        | 6,000            | 40'   | No min. | 25' to garage;<br>15' to unenclosed porch;<br>20' to living area | 20' to house;<br>10' to detached garage | 5'   | 7.5'        | 30'                     | See FLUM   | No minimum             |
|  | Two Family           | 9,000            | 60'   | No min. | 25' to garage;<br>15' to unenclosed porch;<br>20' to living area | 25' to house;<br>10' to detached garage | 7.5'   | 10'         |                         |  |                        |
|  | All other uses       | 12,000           | 88'   | No min. | 35'  | 25'                                     | 15'  | 15'         |                         |  |                        |

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|---|---|-------------------------------------|-------------------------------------|-------|--|------|------|-------------|-------------------------|--|------------------------|
|   |   | AREA                                | WIDTH                               | DEPTH | FRONT  | REAR | SIDE | SIDE STREET |                         |  |                        |
| <b>CRM – Conditional Residential Mix</b><br>(See Section 25.04, LDC)<br><br>*For minimum distances between multifamily buildings see Section 25.04(D)(6)(d)(5), LDC | Single Family Detached  | 7,000                               | 60'                                 | 80'   | 25'  | 20'  | 7.5' | 15'         | 35'                     | See FLUM                                       | 1,000                  |
|   | Single Family Attached  | 2,000                               | 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                                     | 2,000                               | 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                                       | 1,000                  |
|   | Two Family  | 10,000                              | 80'                                 | 90'   | 25'  | 20'  | 7.5' | 15'         | See FLUM                | 600  |                        |
|   | Multifamily*  | 10,000                              | 80'                                 | 90'   | 25'  | 20'  | 20'  | 20'         | 45'                     | See FLUM                                       | 600                    |
|   | <b>RM – Residential Multifamily</b><br>(See Section 25.05, LDC) |                                     | As provided for by the CRM District |       |  |      |      |             |                         |  |                        |
| <b>MHP – Mobile Home Park</b><br>(See Section 25.06, LDC)   |   | 4,000                               | 50'                                 | 80'   | 15'  | 7.5' | 5'   | 10'         | 35'                     | 7 dwelling units per acre (min. 15 acres)      | 600                    |
| <b>RV – Recreational Vehicle Park</b><br>(See Section 25.07, LDC)   | Recreational Vehicle Sites                                      | 2,500                               | 5 acre min. project size            |       | See perimeter buffering requirements in Section 25.07(E)                                       |      |      |             | n/a                     | See FLUM                                       | No minimum             |
|   | Designated Campsites  | 1,200                               |                                     |       |  |      |      |             |                         |  |                        |
| <b>OFFICE DISTRICT</b>  |   |                                     |                                     |       |  |      |      |             |                         |  |                        |
| <b>RO – Residential Office</b><br>(See Section 25.08, LDC)  | Residential Uses  | As provided for by the CRM District |                                     |       |  |      |      |             |                         |  |                        |
|   | Non Residential Uses  | 5,000                               | 50'                                 | 80'   | 20'  | 20'  | 7.5' | 15'         | 35'                     | .25 FAR<br>20% min. open space<br>.75 max. ISR | No minimum             |

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|--|----------------------------|--------------------------------------|---------|---------|--------------------------------|---|---|---------------------------------------|----------------------------|---|------------------------|
|  |                            | AREA                                 | WIDTH   | DEPTH   | FRONT                          | REAR  | SIDE  | SIDE STREET                           |                            |   |                        |
| <b>COMMERCIAL DISTRICTS</b>  |                            |                                      |         |         |                                |   |   |                                       |                            |   |                        |
| <b>NB – Neighborhood Business</b><br>(See Section 25.10, LDC)                        | Single Family Detached     | As provided for by the R-70 District |         |         |                                |   |   |                                       |                            | See FLUM  | 1,000                  |
|  | Non Residential Uses       | 5,000                                | 50'     | 80'     | 10'                            | 15'; 20' when adjoining a residential district  | Zero; 10' when adjoining a residential district | 10'                                   | 25'                        | .20 FAR<br>20% min. open space<br>.80 max. ISR        | No minimum             |
| <b>GB – General Business</b><br>(See Section 25.11, LDC)                             | 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 min.                              | No min. | No min. | Zero                           | 10'   | Zero; 10' when adjoining a residential district | Zero, but outside visibility triangle | 45'                        | See Comp. Plan<br>10% min. open space<br>.90 max. ISR | No minimum             |
| <b>HB – Highway Business</b><br>(See Section 25.12, LDC)                             | Multifamily                | As provided for by the CRM District  |         |         |                                |   |   |                                       |                            | 15 dwelling units per acre                            | No minimum             |
|  | All Other Uses             | 10,000                               | 80'     | 100'    | 30'                            | 25'   | 10'   | 15'                                   | 35'                        | .40 FAR<br>15% min. open space<br>.85 max. ISR        | No minimum             |
| <b>IB – Intensive Business</b><br>(See Section 25.13, LDC)                           |                            | 5,000                                | 50'     | 80'     | 10'                            | 10'   | 10'   | 10'                                   | 35'                        | .40 FAR<br>15% min. open space<br>.85 max. ISR        | No minimum             |
| <b>WDI – Waterfront Development</b><br>(See Section 25.14, LDC)                      | Single Family              | As provided for by the R-60 District |         |         |                                |   |   |                                       |                            | 15 dwelling units per acre                            | No minimum             |
|  | All Other Uses             | No min.                              | No min. | No min. | Zero feet minimum, 10' maximum | Zero; 25' when adjoining a residential district | Zero; 10' when adjoining a residential district | Zero feet minimum, 10' maximum        | See Section 25.14(E)(2)(a) | FAR per FLUM<br>15% min. open space<br>.85 max. ISR   | No minimum             |
| <b>WDI-A – Waterfront Commercial Fishing Development</b><br>(See Section 25.15, LDC) |                            | 5,000                                | 30'     | 80'     | 10'                            | Zero; 25' when adjoining a residential district | 10'   | 10'                                   | 35'                        | FAR per FLUM<br>15% min. open space<br>.85 max. ISR   | No minimum             |

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|---|--|------------------|---------|---------|---|---|--|-------------|---------------------------|---|------------------------|
|   |  | AREA             | WIDTH   | DEPTH   | FRONT   | REAR  | SIDE   | SIDE STREET |                           |   |                        |
| <b>WDI-B – Waterfront Commercial Fishing and Tourism Redevelopment (See Section 25.15.5, LDC)</b>   |  | No min.          | No min. | No min. | 10'   | 15'   | Zero for buildings, 10' for parking          | 10'         | See Section 25.15.5(D)(2) | FAR per FLUM<br>15% min. open space<br>.85 max. ISR | No minimum             |
| <b>INDUSTRIAL DISTRICTS</b>   |  |                  |         |         |   |   |  |             |                           |   |                        |
| <b>WDII – Waterfront Marine Industry Development (See Section 25.16, LDC)</b>   |  | 5,000            | 50'     | 80'     | 10'   | Zero; 25' when adjoining a residential district | 10'  | 10'         | 40'                       | .60 FAR<br>10% min. open space<br>.85 max. ISR      | No minimum             |
| <b>IR – Industrial Restricted (See Section 25.17, LDC)</b>  |  | 5,000            | 50'     | 80'     | 10'   | 25'   | 10'  | 10'         | 40'                       | .50 FAR<br>15% min. open space<br>.85 max. ISR      | No minimum             |
| <b>IH – Industrial Heavy (See Section 25.18, LDC)</b>   |  | 10,000           | 100'    | 100'    | 25'   | 20'; 75' if adjoining a residential district    | 20'; 75' if adjoining a residential district | 25'         | 45'                       | .60 FAR<br>15% min. open space<br>.80 max. ISR      | No Minimum             |
| <b>SPECIAL PURPOSE DISTRICTS</b>  |  |                  |         |         |   |   |  |             |                           |   |                        |
| <b>LC – Land Conservation (See Section 25.19, LDC)</b>  | Refer to Section 25.19 of the LDC for Permitted and Conditional Uses |                  |         |         |   |   |  |             |                           |   |                        |
| <b>P/PS – Public/Semi-Public (See Section 25.20, LDC)</b>   | Refer to Section 25.20 of the LDC for district regulations           |                  |         |         |   |   |  |             |                           |   |                        |
| <b>PTC – Pinellas Trail Corridor (See Section 25.21, LDC)</b><br><br><b>*For minimum distances between multifamily buildings see Section 25.09(D)(6)(c)(5), LDC</b> | Single Family Detached   | 5,000            | 50'     | 80'     | 25'   | 20'   | 7.5'   | 15'         | 30'                       | 10 dwelling units per acre                          | 850                    |
|   | Single Family Attached   | 2,000            | 20'     | 100'    | 20' facing a public ROW; 15' facing a common drive, courtyard, private parking area | 20'   | 7.5'   | 7.5'        |                           |   | 850                    |
|   | Two Family   | 9,000            | 50'     | 90'     | 25'   | 20'   | 7.5'   | 15'         |                           |   | 600                    |
|   | Multifamily*   | 10,000           | 80'     | 90'     | 25'   | 20'   | 15'  | 20'         |                           |   | 600                    |
|   | Non Residential Uses   | 7,500            | 50'     | 80'     | 20'   | 20'   | 7.5'   | 10'         |                           | .30 FAR<br>20% min. open space<br>.70 max. ISR      | No minimum             |

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|--|--|---|------------------------|---------|--|------------|---------------------------------------|-----------------------------------|-------------------------|--|------------------------|
|  |  | AREA  | WIDTH                  | DEPTH   | FRONT  | REAR       | SIDE                                  | SIDE STREET                       |                         |  |                        |
| <b>SAP – Special Area District</b><br>(See Section 70.00, LDC)           |  | Refer to Adopting Ordinance for each SAP District |                        |         |  |            |                                       |                                   |                         |  |                        |
| <b>PLANNED DEVELOPMENT DISTRICTS</b>                                     |  |   |                        |         |  |            |                                       |                                   |                         |  |                        |
| <b>RPD – Residential Planned Development</b><br>(See Section 78.01, LDC) | Single Family Detached                               | 10,000  | 75'                    | No min. | 25'  | 20'        | 10'                                   | 15'                               | 35'                     | See FLUM                                       | 1200                   |
|  | Single Family Detached Cluster                       | 6,500 (average)                                   | 60' (corner lots only) | No min. | 20'  | 10'        | 12' between buildings, 5' to lot line | 10'                               |                         | See FLUM                                       | 1000                   |
|  | Single Family Detached Zero Lot Line                 | 4,000   | 40'                    | No min. | 20'  | No minimum | Zero one side, 10' other side         | 10'                               |                         | See FLUM                                       | 1000                   |
|  | Single Family Semi-Detached                          | 2,000   | 20'                    | No min. | 15'  | 10'        | 10', one wall attached                | 15'                               |                         | See FLUM                                       | 1000                   |
|  | Single Family Attached                               | 2,000   | 20'                    | No min. | 15'  | 10'        | 10' (end lots only)                   | 15'                               |                         | See FLUM                                       | 900                    |
|  | Multifamily (see also min. distances between bldgs.) | 10,000  | 100'                   | No min. | 25'  | 15'        | 15'                                   | 15'                               | 45'                     | See FLUM                                       | 600                    |
|  | Non Residential Uses                                 | 10,000  | 100'                   | No min. | 20'  | 10'        | 10'                                   | 35' to external perimeter streets | 35'                     | See FLUM                                       | No minimum             |
| <b>CPD – Commercial Planned Development</b><br>(See Section 78.02, LDC)  |  | 10,000  | No min.                | No min. | No minimum   |            |                                       |                                   | 45'                     | .40 FAR<br>20% min. open space<br>.85 max. ISR | 600                    |
| <b>IPD – Industrial Planned Development</b><br>(See Section 78.03, LDC)  |  | 15,000  | 150'                   | No min. | 35' to abutting collector or arterial roads;<br>20' to remaining perimeter boundaries;<br>75' to adjoining residential uses or districts;<br>Parking lots shall be separated from adjoining residential uses by a 15' buffer |            |                                       |                                   | 60'                     | .50 FAR<br>20% min. open space<br>.80 max. ISR | No minimum             |

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

**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.