

ORDINANCE NO. 21-

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, AMENDING ORDINANCE 92-5, AS AMENDED, THE LAND DEVELOPMENT CODE; AMENDING ARTICLE 3, SPECIAL DISTRICTS, RELATING TO WIMAUMA DOWNTOWN OVERLAY DISTRICT, WIMAUMA VILLAGE RESIDENTIAL NEIGHBORHOOD; AMENDING ARTICLE 6, DESIGN STANDARDS AND IMPROVEMENT REQUIREMENTS, RELATING TO TEMPORARY VENDORS, FLEXIBLE MARKET SPACE, FARMER'S MARKET (TEMPORARY VENDOR), FOOD TRUCK (TEMPORARY VENDOR), COMMUNITY GARDEN, LIVE-WORK UNITS WITHIN AN RP-2 PLANNED VILLAGE OR WIMAUMA VILLAGE NEIGHBORHOOD, COMMUNITY FARM; AMENDING ARTICLE 12, DEFINITIONS (WITHIN RP-2 AND/OR WVR-2), RELATING TO COMMUNITY GARDEN, COMMUNITY FARM, FARMERS MARKET, FOOD TRUCK, FLEXIBLE MARKET SPACE, LIVE-WORK UNIT, ACTIVE OPEN SPACE, ACTIVE RECREATION, NEIGHBORHOOD GREEN, NEIGHBORHOOD CENTER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Hillsborough County, Florida, is authorized under Chapters 125, 162, 163, 177 and 380, Florida Statutes, to enact zoning and other land development regulations to protect the health, safety, and welfare of the citizens of Hillsborough County, Florida; and

WHEREAS, Sections 163.3201, 163.3202, 163.3204, 163.3211 and 163.3213, Florida Statutes, empower and require the Board of County Commissioners to implement adopted comprehensive plans by the adoption of appropriate land development regulations and specify the scope, content and administrative review procedures for said regulations; and

WHEREAS, Hillsborough County Ordinance 92-5, as amended, is the Hillsborough County Land Development Code (the "Land Development Code"); and

WHEREAS, the Hillsborough County City-County Planning Commission held a public meeting on July 19, 2021 regarding the proposed amendments to the Land Development Code; and

WHEREAS, in accordance with Section 125.66, Florida Statutes, the Board of County Commissioners has held duly noticed public hearings on the proposed amendments to the Land Development Code on August 12, 2021 and October 14, 2021, and has reviewed and considered all comments received during said public hearings, including the staff comments and reports; and

WHEREAS, adoption of this ordinance will further the protection of the health, safety and welfare of the citizens of Hillsborough County, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, THIS 14th DAY OF OCTOBER, 2021:

Section 1. This Ordinance is enacted to carry out the purpose and intent of and exercise the authority set out in the Local Government Comprehensive Planning and Development Regulation Act of 1985, Sections 163.3161 through 163.3215, Florida Statutes, as amended.

Section 2. The Land Development Code is hereby amended as set forth in Exhibit "A", attached hereto and incorporated herein by reference, with deleted text marked as struck-through, and added text marked as underlined. Except as specifically amended herein, the Land Development Code, Ordinance 92-5, as amended, remains in full force and effect.

Section 3. If any section, paragraph, phrase, or word of this Ordinance is for any reason held to be unconstitutional or invalid, such holding shall not affect the remaining portions hereof and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional or invalid part.

Section 4. This Ordinance shall take effect upon the effective date of Hillsborough County Comprehensive Plan Amendment HC/CPA 20-13.

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I, CINDY STUART, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of an ordinance adopted by the Board at a duly noticed public hearing held on October 14, 2021, as the same appears of record in Minute Book ___ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this ____ day of _____, 2021.

CINDY STUART, CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

APPROVED BY COUNTY ATTORNEY
By: Cameron S. Clark
Approved as to Form and Legal Sufficiency.

EXHIBIT “A”

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PART 3.23.00 - WIMAUMA DOWNTOWN OVERLAY DISTRICT

Sec. 3.23.01. – Purpose

The purpose of this Part is to establish standards for the Wimauma Downtown (WD) Overlay District. The overlay district and its design standards implement the vision, principles, and strategies of the Wimauma Community Plan, as found in the Future of Hillsborough Comprehensive Plan.

The intent of these regulations is to improve and encourage the vitality and development of Wimauma’s center and Main Street along State Road 674, and establish a mixed use, walkable, and pedestrian friendly downtown district with small town character. All development shall be in accordance with the standards for development as described in this Part and as appropriate.

Sec. 3.23.02. – Applicability

A. General

1. Except as provided herein, these standards shall apply to all new development on parcels within and to all development aggregated with development within the WD Overlay District area as of October 14, 2021. The WD Overlay District is as shown in Figure 1.
2. These provisions shall not apply to public schools and previously approved planned developments except as provided in subsection (A)(4) below, previously approved subdivisions, projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval as of October 14, 2021.
3. In addition to the standards provided herein, development within the WD Overlay District shall be required to meet all other applicable sections of the Land Development Code. Where any provision of these regulations conflict with any other standards or regulations of the Land Development Code, these regulations shall prevail.
4. Minor and major modifications to pre-existing Planned Developments within the applicable area shall be evaluated for consistency with these regulations and shall comply to the greatest extent possible. In applications where only a portion of the pre-existing Planned Development is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.

B. Residential Development

1. New Single-Family and Two-Family may develop utilizing the applicable Wimauma Downtown Overlay standards or a standard zoning district. If developed utilizing the applicable Wimauma Downtown Overlay standards, a Planned Development rezoning will be required. If developing under a standard zoning district, the standard zoning district’s development standards shall be utilized.
2. The use of the Wimauma Downtown Overlay regulations for Single-Family Manufactured/Mobile Home dwellings shall not be permitted. Single-Family Manufactured/Mobile Home dwellings shall be governed by the underlying zoning district.
3. The new development of Single-Family Attached dwellings (townhouses) and Multi-Family dwellings shall be developed utilizing the applicable Wimauma Downtown Overlay standards. The selected Lot Type for the new development shall be governed by the use and Wimauma

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Downtown Overlay district permissibility (Table 5-1).

4. Existing legally established, conforming Single-Family Attached dwellings (townhouses) and Multi-Family dwellings shall be replaced, renovated or enlarged in accordance with Part 11.03.00 of this Land Development Code.
5. Mobile Home and Recreational Vehicle Parks in existence at the time of the adoption of this overlay are not subject to these provisions. New Mobile Home and Recreational Vehicle Parks proposed after the adoption of this overlay are permitted under a Planned Development rezoning in all districts of the Wimauma Downtown Overlay except the Wimauma Main Street Core District. The Wimauma Downtown Overlay requirements shall not apply to existing or new Mobile Home and Recreational Vehicle Parks.

C. Non-Residential Development

The following requirements shall apply to all non-residential and mixed use uses, as permitted by the underlying zoning district within the Wimauma Downtown Overlay District, subject to the applicability provisions in Section 3.23.02.A.2 above. These requirements shall not apply to manufacturing/industrial uses. The applicant shall be responsible for providing the necessary information to determine the applicable sections of this Part, as listed below and in Table 5-1. All new signs for permitted uses not excluded per Section 3.23.02.A shall comply with the limitations and provisions of Article VII of this Code and with 4 of this Part.

1. For all projects requiring building permits where structures are expanded to between 25 and 50 percent of existing legally permitted square footage within the parcel, the landscaping and signage requirements of this Part shall apply.
2. For all projects requiring building permits where structures are expanded to beyond 50 percent of existing legally permitted square footage within the parcel, the landscaping, screening, signage, and building design requirements of this Part shall apply.
3. For all projects where new structures are constructed on a vacant parcel or where a primary structure is replaced by a new structure, the entire requirements of this Part shall apply to the entire project and parcel(s). The selected Lot Type for the new development shall be governed by the use and Wimauma Downtown Overlay district permissibility (Table 5-1).
4. For all projects where new buildings are placed on a parcel occupied by existing buildings, the landscaping, screening, and signage requirements of this Part shall apply to the entire project and parcels(s), and the Wimauma Downtown Overlay Standards in Section 3.23.06 shall apply to the new construction.
5. Projects increasing the outside area devoted to sales, storage, displays, demonstrations, or parking by more than 50 percent and requiring a building permit shall be considered a major change and shall be required to comply with the landscaping and signage requirements of this Part.

D. Industrial/Manufacturing Development:

1. For any industrial/manufactured use currently not permitted by the underlying zoning, the site shall be located within a Wimauma Downtown Overlay District which envisions an industrial/manufacturing use as described in the Wimauma Village Plan and require a Planned District rezoning.
2. For any current or future industrial/manufactured use currently permitted by the underlying

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zoning, the site shall be developed in accordance with the underlying zoning district and Land Development Code standards and shall not be subject to these regulations.

E. Non-compliance with these Wimauma Downtown Overlay regulations is discouraged.

Sec. 3.23.03. - Permitted Uses

Uses shall be regulated by the underlying zoning of the development parcel as provided in this Code.

Sec. 3.23.04. - Wimauma Downtown Overlay Districts

A. Wimauma Downtown Overlay Districts

Wimauma Downtown Overlay Districts are envisioned to provide a mix of residential and non-residential uses, which will utilize currently permitted uses and potentially permit other uses. To permit uses not currently permitted by the underlying zoning, but described in the Wimauma Village Community Plan, rezoning approval, and possibly Future Land Use category amendment approval, will be required. Districts within the Wimauma Downtown Overlay include the following:

- Main Street Core
- Downtown Center
- Government District
- Downtown Residential
- Wimauma Downtown West
- Wimauma Downtown East (WVR-2)

B. The context for each Wimauma Downtown Overlay District can be found in the Wimauma Village Community Plan in the Livable Communities Element.

C. Commercial locational criteria, as stated within the Comprehensive Plan, do not apply to non-residential-uses located within the “Wimauma Downtown Main Street Core” and “Wimauma Downtown East” Districts as shown on Figure 1.

D. Any development within the Wimauma Downtown East District to allow uses not currently permitted per the underlying zoning shall require a Planned Development.

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Table 5-1

<u>Lot Types</u>	<u>Main Street Core</u>	<u>Downtown Center</u>	<u>Downtown Residential</u>	<u>Government District</u>	<u>Wimauma Downtown East</u>	<u>Wimauma Downtown West</u>
<u>Mixed-Use Building Lot</u>	✓	✓		✓	✓	✓
<u>Retail/Office Building Lot</u>	✓	✓		✓	✓	✓
<u>Apartment Building Lot</u>	✓	✓		✓	✓	
<u>Live/Work Building Lot</u>	✓	✓		✓	✓	
<u>Apartment House Lot</u>	✓	✓	✓	✓	✓	
<u>Courtyard Apartment Lot</u>	✓	✓	✓	✓	✓	
<u>Rowhouse Building Lot</u>	✓	✓		✓	✓	
<u>Sideyard House Lot</u>		✓	✓		✓	
<u>Cottage House Lot</u>		✓	✓		✓	
<u>Standard House Lot</u>	✓	✓	✓	✓	✓	
<u>Civic Building Lot</u>	✓	✓	✓	✓	✓	✓

Sec. 3.23.06. - Wimauma Downtown Overlay Standards

- A. Table 5-2 provides the development standards for permitted Lot Types. Yard orientations shall be per Land Development Code Section 6.01.03.C.
- B. For development located on 4th Street or CR 674 within the Main Street Core, Government and Downtown Center Districts, any development standard found within Section 3.23.07 which are in conflict with Table 5-2 shall utilize those standards found within Section 3.23.07

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Table 5-2

LOT AND PRIMARY STRUCTURE REQUIREMENTS BY LOT TYPE								
<u>LOT TYPE</u>	<u>LOT SIZE</u> (min/max SF)	<u>LOT WIDTH</u> (min/max)	<u>BUILDING FRONTAGE</u> (3) (min/max)	<u>LOT COVERAGE BY BLDG</u> (max)	<u>YARDS</u>			<u>HEIGHT</u> (min/max in stories; max in feet)
					<u>FRONT</u> Min/Max	<u>REAR</u> Minimum (5) (4)	<u>SIDE</u> Minimum (5) (4)	
<u>Mixed-Use Building Lot (6)</u>	<u>2,400/98,050</u>	<u>24'/no max</u>	<u>70/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15'</u>	<u>0'</u>	<u>2/4; 56' (4)</u>
<u>Retail/Office Building Lot (6)</u>	<u>2,400/49,000</u>	<u>24'/120'</u>	<u>70/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15'</u>	<u>0'</u>	<u>1/4; 50' (4)</u>
<u>Apartment Building Lot (6)</u>	<u>2,400/98,050</u>	<u>24'/no max</u>	<u>70/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15'</u>	<u>0'</u>	<u>2/4; 50' (4)</u>
<u>Live/Work Building Lot (6)</u>	<u>1,800/11,400</u>	<u>16'/60'</u>	<u>80/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15' (7)</u>	<u>0'</u>	<u>2/3; 45' (4)</u>
<u>Apartment House Lot (6)</u>	<u>4,800/25,000</u>	<u>48'/130'</u>	<u>60/80%</u>	<u>70%</u>	<u>10'/15'</u>	<u>15'</u>	<u>0'</u>	<u>1/4; 50' (4)</u>
<u>Courtyard Apartment Lot (6)</u>	<u>4,800/18,000</u>	<u>60'/no max</u>	<u>50/80%</u>	<u>70%</u>	<u>10'/15'</u>	<u>10'</u>	<u>0'</u>	<u>1/2.5; 35' (4)</u>
<u>Rowhouse Lot (2)</u>	<u>1,800/3,840</u>	<u>16'/32'</u>	<u>90/100%</u>	<u>80%</u>	<u>0'/15'</u>	<u>15' (7)</u>	<u>0'</u>	<u>2/3; 35' (4)</u>
<u>Cottage House Lot</u>	<u>2,500/7,000</u>	<u>25'/70'</u>	<u>50/90%</u>	<u>60%</u>	<u>10/25 (7)</u>	<u>10' (7)</u>	<u>5'</u>	<u>1/2; 30'</u>
<u>Sideyard House Lot</u>	<u>3,000/7,000</u>	<u>30'/70'</u>	<u>50/90%</u>	<u>50%</u>	<u>10'/15' (7)</u>	<u>10' (7)</u>	<u>0'/10' (1)</u>	<u>1/3; 35'</u>
<u>Standard House Lot</u>	<u>5,000/14,800</u>	<u>50'/80'</u>	<u>40/70%</u>	<u>40%</u>	<u>20'/40' (7)</u>	<u>10' (7)</u>	<u>5'</u>	<u>1/3; 35'</u>
<u>Civic Building Lot (6)</u>	<u>5,000/98,050</u>	<u>50'/no max</u>	<u>70/100%</u>	<u>80%</u>	<u>0'/20'</u>	<u>15'</u>	<u>0'</u>	<u>1/4; 50' (4)</u>

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Table 5-2 Notes:

- (1) Sideyard House Lot Types permit a zero foot setback on one side of the lot only. A zero foot sideyard setback shall not be adjacent to another side yard setback of 0 feet. A minimum 10 foot setback on the other side shall be provided.
- (2) Rowhouses shall contain at least 3 attached dwelling units on separately deeded lots (single-family attached).
- (3) Attached garages and all building attachments, such as but not including covered porches, colonnades, awnings, porticos and balconies shall contribute to the minimum/maximum building frontage percentage. The maximum depth of building attachments shall be 12 feet. These building attachments shall meet the minimum/maximum front yard setbacks found in the table above unless otherwise specified in Sec. 3.23.06.C., Garages and Parking Locations, below.
- (4) An additional setback of 2' for every 1' over 20' of building height shall be required where non-residential uses are adjacent to a single-family or multi-family use. An additional setback of 2' for every 1' over 20' of building height shall be required where multi-family uses are adjacent to a single-family use.
- (5) These minimum setbacks shall not preclude compliance with required buffer width. Buffers shall be required where non-residential uses are adjacent to a single-family or multi-family use. Buffers shall be required where multi-family uses are adjacent to a single-family use. Where the setbacks found in this Table conflict with any required buffer width per Land Development Code Section 6.06.06 or elsewhere in these regulations, the minimum buffer width shall prevail.
- (6) The building's primary orientation shall be toward the street rather than the parking areas. Cottage House Lots shall require a porch along a minimum of 70% of the façade. The porch shall be used in the building frontage percentage calculation.
- (7) Different minimum and/or maximum front and rear setbacks for residences and/or attached or detached garages may be required depending on the lot's access. See below (Garages and Parking).

C. Garages and Parking Locations

1. The following shall apply to parking for residential and non-residential uses:

- a. Parking in Retail/Office Lot Types, Civic Lot Types and Mixed Use Lot Types shall occur to the rear and/or side of the primary building. Parking between the primary building and front setback shall not be permitted.
- b. Cottage and Standard Lot Types with lot sizes at or greater than 5,000 square feet and at or greater than 50 feet in width may be accessed from the front or rear utilizing attached or detached garages. Notwithstanding Table 3.24.01, when using front access with an attached garage, the minimum setback for the garage shall be at least 20 feet and the remaining portion of the façade shall be setback no less than 15 feet from the front property line.
 - i. Notwithstanding Table 3.24.01, when using front access with a detached garage, the detached garage shall be located completely behind the home in accordance with Accessory Structure setbacks and the residential structure shall not be setback less than 15 feet from the front property line.
 - ii. Notwithstanding Table 3.24.01, when using rear access with an attached or detached garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).

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- c. Sideyard Lot Types (despite the size or width), and Cottage and Standard Lot Types Lots sizes less than 5,000 square feet in size and having a lot width of less than 50 feet shall utilize rear access only.
 - Notwithstanding Table 3.24.01, when using rear access with an attached or detached garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).
- d. Residential parking for Live/Work units, if not provided in part or completely by surface parking or on-street parking, shall utilize attached rear loading garages accessed via an Alley or publicly accessible street, or detached garages (located in accordance with Accessory Structure setbacks) accessed via an Alley or publicly accessible street. Notwithstanding the proposed width for a Lot/Work Lot, front loaded attached or front-loading detached garages shall not be permitted. Notwithstanding Table 3.24.01, when using rear access with an attached or detached garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).
- e. Off-street parking for Apartment House Lots shall be located behind or to the side of the main structures.
- f. Off-street parking for Courtyard Apartment Lots shall be located behind or to the side of the main structures located furthest from the street.
- g. Rowhouse Lots shall provide parking as follows:
 - i. Attached, rear loading garages shall be accessed via an Alley or publicly accessible street located behind the building, or via a driveway located to the side of the rowhouse units. Notwithstanding Table 3.24.01, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).
 - ii. Detached rear loading garages (located in accordance with Accessory Structure setbacks) shall be accessed via an Alley or publicly accessible street located behind the unit, or a driveway located to the side of the rowhouse building. Notwithstanding Table 3.24.01, the rear yard setback of the detached garage shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).
 - iii. Surface parking lots for rowhouse buildings shall be located behind or to the side of the rowhouse building.

2. The use of carports for any lot size and lot width shall not be permitted.

D. Accessory Structures

Accessory Structures shall comply with the following:

- 1. All accessory structures providing no vehicle access and not including an Accessory Dwelling Unit being served by a driveway shall be placed completely behind the residential home and placed no closer than 3 feet to any side or rear property line, unless otherwise stated herein.
- 2. All accessory structures shall be limited in height to a maximum of 15 feet in height/2-stories.

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3. Accessory structures utilized for vehicle storage and front access shall be placed completely behind the residential home and placed no closer than 3 feet to any side or rear property line. Should at any time the Accessory Structure be requested, at the time zoning or zoning modification, to not be located completely behind the home, the detached garage shall be placed no closer than 20 feet from the front yard and the residential structure shall not be setback less than 15 feet from the front property line.
4. Accessory structures utilized for vehicle storage and rear access shall be placed no closer than 3 feet from the side property line. The rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).

E. Accessory Dwelling Units

1. Accessory dwellings are permitted only on Cottage, Sideyard and Standard House Lot Types and shall be permitted irrespective of parcel size limitations within Section 6.11.02.A.
2. Land Development Code Section 6.11.02.C. shall apply.
3. Notwithstanding Section 6.11.02, a two or three story primary home shall be permitted to construct an accessory dwellings located above an accessory structure.
4. Accessory Dwelling Units shall meet the Accessory Structure setbacks within Section 3.23.06.D., above.
5. When an Accessory Dwelling Units without a garage is served by a rear driveway, the rear yard setback of the primary structure and Accessory Dwelling Unit shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or publicly accessible street).
6. When a one-story accessory dwelling is constructed as a stand-alone structure or included as a part of a larger multi-use accessory structure, the above-accessory structure setbacks shall be complied with.
7. The primary home shall be owner-occupied.

F. Civic Uses

The following shall apply to Civic Lot Type development:

1. Civic Uses shall include Government/Public Service facilities, churches/synagogues, and Flexible Market Space.
2. No stormwater ponds or drive aisles shall be permitted in front of a Civic Use building.

G. Live/Work Units

The following shall apply to Live/Work Lot Type development:

1. A Live/Work unit shall consist of one residential dwelling a non-residential use, as permitted per the Land Development Code.
2. Live/Work units shall be regulated by density and non-residential square footage shall not be subject to any Floor Area Ratio maximum.
3. Live/Work units shall be occupied by the primary operator of the Live/Work unit's non-residential use.

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4. If a two-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor of the unit. The residential use shall occur within the entirety of the second floor of the unit.
5. If a three-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor only. The second and third floors may be utilized for residential use.
6. Resident parking shall be provided as provided in these regulations.
7. Notwithstanding Land Development Code Section 6.05.02.E., customer/employee parking shall be provided at a parking standard of 1.5 spaces per each Live/Work unit. For the purposes of this regulation, employee parking is to accommodate employees of the Live/Work unit's non-residential use who are not the primary operators and who do not live within the Live/Work unit.
8. The use of compact parking shall be limited to a maximum of 20% of the total required customer/employee parking.
9. Customer/Employee disabled parking shall be provided in accordance with Land Development Code Section 6.05.02.J. (Disabled Parking).
10. Should surface parking be utilized for some or all resident parking and for some or all customer/employee parking, each space shall be delineated with markings to designated individual parking spaces for residents and for customers/employees. All surface parking shall be located to the rear or side of the Live/Work units.
11. Alternatively, on-street parking to accommodate some or all customer/employee parking may be provided and shall be located directly in front of the live/work units. Such spaces shall be designated for Live/Work customer parking only. In such cases these streets must be privately owned and maintained with a public access easement.

H. Mixed-Use

The following shall apply to Mixed-Use Lot Type development:

1. Uses within a Mixed-Use Lot Type shall be combination of two or more of the following uses: office, retail, government/public service facility or multi-family residential. Each use shall consist of at least 30% of the overall building square footage.
2. Buildings, even when including multi-family residential, shall be subject to Floor Area Ratio maximums only.
3. Buildings shall be considered a non-residential use and buffering and screening in accordance with LDC Section 6.06.06 shall be provided.
4. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided when adjacent to a Cottage, Sideyard or Standard House Lot Type.

I. Buffering and Screening Between Uses

1. Retail/Office, Mixed-Use and Civic Lot Types shall be considered a non-residential use. Any fencing used for screening treatment shall be in accordance with the Downtown Overlay requirements.

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2. Apartment House/Building, Courtyard Apartment Live/Work Lot Types and Rowhouse Lot Types shall be considered a multi-family use. Any fencing used for screening treatment shall be in accordance with the Downtown Overlay requirements.
3. Cottage, Sideyard and Standard House Lot Types shall be considered a single-family use.

Sec. 3.23.07. – Building Design Standards along 4th Street and State Road 674 within the Main Street Core District, Government District, and Downtown Center.

- A. Should any requirements listed in Table 5-2 or elsewhere conflict with the requirements outlined in this Section, this Section's requirements shall prevail. Building and Street Frontage Buildings must occupy a minimum of 70% of a parcel's street frontage along Main Street (4th Street) and State Road 674 between State Road 579 and Maggie Street, except when driveways to rear parking access may be impeded by the minimum requirement.
- B. Main Street Building Setbacks for 4th Street and State Road 674 Notwithstanding Table 5-1, the maximum front yard setback shall be 20 feet.
- C. Floor Area Ratio (F.A.R.) The maximum permitted intensity (F.A.R.) shall be per the underlying zoning district.
- D. Building Orientation A building's primary orientation and façade shall be toward State Road 674, Main Street (4th Street), or other Downtown Center streets rather than the parking areas. The primary building pedestrian entrance(s) shall be visible and directly connected with the sidewalk or multi-purpose pathway within the street on which building is fronting via a minimum 5-foot wide direct sidewalk connection. Entrance(s) shall be a distinctive and prominent element of the architectural design. Buildings shall incorporate lighting and changes in mass, surface or finish material, or balcony, porch or awning to emphasize the entrance(s).
- E. Building Design
 1. Facades for Non-Residential, Live/Work and Mixed-Use Buildings
 - a. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street.
 - b. The building façade must be architecturally finished to grade.
 - c. Buildings are required to incorporate porch-like character including porticos or awnings along street-facing, park-facing, plaza-facing, and patio-facing building façades. These features may be counted toward the architectural relief.
 - d. Each building on is required to have an awning, balcony, colonnade, or arcade facing the street. The same requirement applies to Retail Building Lots except that a porch may be

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substituted. All of these features must be in the front setback. These features may count toward the 70% street frontage. When providing a required awning, balcony, colonnade, arcade, or porch, the following design requirements apply:

- i. Awnings over first-floor doors or windows must have a depth of at least 6 feet. Backlit, high-gloss, or plasticized fabrics are prohibited.
- ii. Balconies must have a depth of at least 5 feet and a clear height below of at least 10 feet from the sidewalk. Balconies may have roofs but must be open and not air-conditioned.
- iii. Colonnades and arcades must have a clear width from column to building face of at least 8 feet and a clear height of at least 10 feet above the sidewalk.
- iv. Porches must be at least 8 feet deep and 16 feet wide. Porches typically have roofs but must be open and not air-conditioned.

F. Mixed-Use Building Lots, Retail/Office Building Lots, Live/Work Building Lots, and Civic Building Lots

1. Each building on a Mixed-Use Building Lot, a Retail/Office Building Lot, a Live/Work Building Lot, or a Civic Building Lot must have an entrance facing a street or public open space.
2. For Mixed-Use Building Lots and Retail/Office Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 25% of the actual building frontage and may not be used for parking.
3. On all Mixed-Use Building Lots and Retail/Office Building Lots, building walls that face streets are required to have between 15% and 75% of their area in transparent windows. In addition, each retail storefront must comply with the following:
 - a. The ground floor must have transparent storefront windows covering no less than 75% of the wall area in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces.
 - b. Doors allowing public access to streets must be provided at intervals of at least 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter and exit buildings, and to minimize any expanses of inactive wall. To be considered transparent, window and door glass, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight. These requirements do not apply to walls that face alleys or lanes.

G. Specific building standards for drive-through development

1. Drive-through window services, including pneumatic devices, other associated mechanical equipment, and any structural canopies related to drive-through service, shall not be located between the front building façade and Main Street (4th Street) or State Road 674.
2. The entrance to all vehicle service bays shall not be oriented directly towards of Main Street (4th Street). All vehicle repair and service shall take place within a fully enclosed area of the building in which such use is located.

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- H. New parking shall occur within parking garages or within surface lots that are located behind the line of the building façade.
- I. First-story or ground floor individual unit garage access for multi-family or mixed-use structures shall not be permitted to face Main Street or State Road 674.

Sec. 3.23.08. - Street Network Design

Development must provide an interconnected network of publicly accessible streets, alleys or lanes, and other public passageways by continuing the block pattern and filling in gaps in the pattern.

- A. Development must accommodate the grid-like pattern in Wimauma Downtown as represented in the Plan.
 - 1. Sidewalks and street trees shall be provided in accordance with the Land Development Code and/or as otherwise required in these regulations.
 - 2. Downtown streets must form an orthogonal grid and are required to intersect at ninety-degree angles.
 - 3. All streets must be publicly dedicated and conveyed to the County or otherwise publicly accessible.
 - 4. Cul-de-sacs are not permitted.
 - 5. Development shall provide connection(s) to the Cross County Greenway Trail-Wimauma adjacent to Downtown where possible.
- B. New streets shall:
 - 1. Be permitted to utilize only urban roadway sections as shown within the Transportation Technical Manual.
 - 2. Follow a grid pattern and connect with existing streets and rights-of-way to provide multiple through routes for vehicles and pedestrians.
- C. Existing street rights-of-way shall not be vacated where such action decreases through-route opportunities for vehicular traffic.
- D. Paved stub-outs shall be provided to accommodate future street connections when adjacent to vacant land or land which could be redeveloped for residential.
- E. Existing roadways should transition to urban Typical Sections to the greatest extent possible.
 - 1. Should a change in street section between an existing development in an adjacent community and in the subject community be proposed, it shall be evaluated at the time of rezoning to determine the appropriate section or transition per Development Services Department Transportation Section review.
- F. Alleys. Notwithstanding anything in the LDC to the contrary, Alleys when utilized may be publicly maintained or, if private, shall be publicly accessible. Additionally:

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1. Alley rights-of-way shall be a minimum of 20 feet in width for one-way alleys and a minimum of 26 feet in width for two-way alleyways;
 2. Both ends of an Alley shall connect with a roadway if the alley accommodates only one-way traffic or the alley accommodate two-way traffic but is longer than 150 feet;
 3. Alleys shall only provide a secondary means of access to abutting residential property and is not intended for general vehicular traffic circulation (i.e. each use accessed via an alleyway must have primary frontage onto a roadway or Pedestrian Thoroughfare); and,
 4. Use of Alleys for commercial traffic may be considered through the waiver process at the time of initial zoning or subsequent zoning modification.
- G. Exceptions to these requirements may be permitted where such modification furthers the intent of the CP and Community Plan.

Sec. 3.23.09 – Substandard Roadways

A. Terminology.

For purposes of this section, the term “Transportation Technical Manual” (TTM) shall mean the latest edition of the Hillsborough County Transportation Technical Manual for Subdivision and Site Development Projects.

B. General Requirement.

1. Developments with vehicular access to an existing substandard public or private roadway may be required to make improvements to the public and private roadway network.
2. For the purposes of this section, a public or private roadway shall be considered substandard if one or more of the following Essential Elements are not met:
 - a. Lane Widths, i.e. width of the travel lane and any auxiliary lanes serving the site shall be in accordance with the minimum TTM width requirements;
 - b. Presence of Curb, i.e. whether an urban roadway section has the required curbing per the TTM;
 - c. Presence of Stabilized Shoulders, i.e. whether a rural roadway section has the minimum required shoulders per the TTM;
 - d. Elements of Roadside Safety, i.e. whether clear zone and/or clear recovery standards are met or otherwise mitigated;
 - e. Presence of Bicycle Facilities, i.e. whether a rural roadway section has the minimum width for bicycle facilities (5-foot wide paved shoulders), or whether an urban roadway section has the minimum width for bicycle lanes (7-foot wide buffered bicycle lanes), as required per the TTM. Multi-purpose trails may be considered to satisfy this minimum Essential Element. Two-way cycle tracks (separated from the travel lanes via raised curbing) may be considered through the Design Exception process.
 - f. Ability to Accommodate Sidewalk Facilities, i.e. whether a roadway has the ability to accommodate pedestrian facilities (e.g. a sidewalk or multi-purpose pathway) within the roadway corridor, in minimum widths consistent with required TTM standards. Multi-

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purpose trails may be considered to satisfy this minimum Essential Element.

3. For the purposes of this section, a public or private roadway shall not be considered substandard if the roadway complies with the Essential Elements listed above, but does not comply with a Non-Essential Element of the Typical Section. Examples of non-essential elements include, but are not limited to, width of the right-of-way, ditch slopes, width of existing sidewalk facilities, type of bicycle facilities (i.e. traditional bicycle lane vs. buffered bicycle lane), type of curb, etc.

C. Scope of Required Improvements.

1. Where a development constructs a vehicular access to a substandard public or private roadway, the developer may be required to improve the public and private roadway network, such that a path of travel exists between each project driveway and a public roadway complying with all Essential Elements. Generally, this shall mean that the public and private roadway network will be improved between each driveway and the nearest roadway meeting minimum Essential Element standards; however, nothing herein shall be construed to prevent a developer from improving a longer stretch of roadway if they prefer to do so.
2. Gated or otherwise restricted vehicular connections providing access solely for emergency vehicles shall not trigger the substandard roadway requirement.
3. Where improvements are required, the developer shall improve the roadway to current County standards for the applicable Typical Section, as found within the TTM or otherwise required herein, unless otherwise approved in accordance with the Section 6.04.02.B. Administrative Variance process or TTM Design Exception process as outlined in the TTM.
4. Where sufficient right-of-way exists to allow a developer to improve the substandard public or private roadway network, the developer shall comply with all Essential Elements listed within Section 3.24.06.B, above. Additionally, the following Additional Element shall apply:

Location of Required Sidewalk Facilities, i.e. when a sidewalk is required consistent with Section 6.02.08 or 6.03.02 of this Code, such sidewalk shall be physically located in accordance with the applicable TTM Typical Section. to the greatest extent possible.

5. Where insufficient right-of-way exists or there are additional constraints (e.g. lack of stormwater facilities to accommodate required drainage), Section 6.04.02.B. Administrative Variances or TTM Design Exceptions may be considered provided:
 - a. The Administrative Variance and Design Exception are processed concurrently with a Planned Development zoning application or Planned Development zoning modification; and,
 - b. Where insufficient right-of-way exists along a project's public or private roadway frontages, the developer shall provide sufficient right-of-way along such frontage(s) where necessary.
 - c. For the purposes of this section, nothing herein shall be construed as requiring a developer to construct sidewalk improvements not otherwise required pursuant to Sections 6.02.08 or 6.03.02 of this Code. However, to the extent that the developer proffers construction of additional pedestrian facilities, such facilities shall be located consistent with the applicable Typical Section, except as otherwise described herein.
 - d. The County Engineer shall be authorized to grant TTM Design Exceptions to existing and

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proposed roadways at the time of plat/site/construction plan review for a development, provided such Design Exception only authorizes a deviation to a Non-Essential Element.

- e. Notwithstanding the above, a sidewalk shall not be considered substandard or non-compliant if an existing or future sidewalk facility does not comply with locational requirements, provided such deviation is the minimum necessary to avoid a utility pole, landscape feature, or other obstruction within the right-of-way.

D. Exceptions.

1. Notwithstanding anything herein to the contrary, Section 6.04.02.B. Administrative Variances and TTM Design Exceptions causing non-compliance with an Essential Element may be considered (regardless of whether there is sufficient right-of-way) where:
 - a. The County Engineer makes an explicit finding that such Administrative Variance or Design Exception is necessary to protect or otherwise furthers the public health, safety and welfare and the BOCC makes an explicit finding that such Administrative Variance or Design Exception meets Vision Zero goals or is otherwise appropriate;
 - b. A multi-purpose trail is proposed in lieu of required sidewalks and bicycle facilities; or,
 - c. A Design Exception is necessary to transition the design of an existing roadway corridor.

E. Timing of Required Improvements.

A substandard roadway shall be improved prior to or concurrent with the phase of development which takes access to the substandard roadway.

Sec. 3.23.10. - Mobility, Parking, and Access for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown West, and Wimauma Downtown East

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Section 6.05.00 and Access Management Standards of Section 6.04.00. Landscaping requirements for off-street vehicular use areas shall be in accordance with the landscaping and buffering requirements of this Part.

A. Required Off-Street Parking

1. The minimum parking requirements in Section 6.05.00 of this Code for non-residential uses may be reduced by up to 50 percent when a 2 bicycle parking spaces shall be provided for every 1 vehicle parking space reduced. When provided, these bicycle parking spaces shall meet the requirements within Section 6.05.02.P.
2. On-Street Parking Credit. Notwithstanding other sections of the code, on-street parking spaces shall be deducted from the required number of off-street parking spaces for the adjacent use. When an extended parcel line splits an on-street parking space, that space shall be deducted from the parking requirements of the parcel that fronts the majority of the on-street parking space.

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B. Parking Garages

1. Except for vehicle entrances, the ground floor shall be developed with enclosed commercial, office or civic floor space to a minimum building depth of 30 feet along the entire length of the structure on each adjacent street, unless separated from the street by another building, parking lot and/or landscaped open space with a minimum depth of 30 feet. The Overlay District shall permit the parking garage's required enclosed commercial, office and civic uses. Should such required enclosed uses not be permitted, a parking garage shall not be permitted.
2. Direct pedestrian access in the form of pedestrian entrances and walkways from parking garages to each adjacent street shall be provided.
3. Parking Garages are encouraged in the Downtown Center, Government District, and Wimauma Downtown East.

C. Connectivity

In addition to any requirements within Section 6.02.01, all developments shall:

1. Provide parking, service drives, and alleys to allow for future connections to adjacent parcels and to allow all development along State Road 674 to be accessible from a street with an intersection at State Road 674.
2. Direct pedestrian access in the form of pedestrian entrances, sidewalks, crosswalks, and other walkways from public sidewalks to building entrances and between parcels shall be provided.

D. Utilities

1. Where possible, all utility lines for newly constructed structures shall be located underground.
2. Utility poles and other utility infrastructure shall not obstruct Main Street sidewalks and pedestrian areas within the public realm throughout Wimauma Downtown.

E. Storm Water

1. Storm water retention/detention ponds with slopes steeper than 4-to-1 shall be located to the rear of all principal buildings on the parcel and not within any buffer. Chain link fencing around storm water ponds shall be prohibited, unless otherwise required by Hillsborough County.
2. Low Impact Design for stormwater management and runoff are encouraged to enhance the rural character and small town feel of Wimauma.

F. Joint Use Facilities and Shared Parking is Permitted in the Wimauma Downtown Overlay per Land Development Code Section 6.05.02.B.

Sec. 3.23.11. - Screening for Main Street Core, Downtown Center, Downtown Residential, Government District, Wimauma Downtown East, and Wimauma Downtown West

- A. Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from the street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets.

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Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height at the time of planting and spaced not more than four feet apart.

- B. Mechanical equipment shall be placed behind the line of the primary building façade and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building.
- C. All rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing it into roof structure.
- D. Fences and walls shall be constructed of masonry, vinyl, wood, or cast iron/metal. The location and height of all fences and walls shall be in accordance with Part 6.07.00 of this Code throughout the overlay.

Sec. 3.23.12. - Sign Standards

Signs within the WD Overlay as illustrated in Figure 1, herein, shall conform to the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply.

- A. Signs must be constructed of materials similar to those of the buildings served.
- B. Pole Signs, Animated Signs and Changeable Copy signs and Revolving Signs.

Use of Pole Signs, Ground Signs extended from the ground, Animated Signs, Changeable Copy signs and Revolving Signs shall be prohibited; exceptions may be made for emergency public services/uses. Variances to allow the continued use of existing on-site pole signs, ground signs extended from the ground, or revolving signs, or the installation of new pole, signs or revolving signs, shall be prohibited.

- C. Sign Lighting.
Sign lighting fixtures shall be hidden from view by landscaping. All other sign lighting shall conform to the limitations and provisions of Part 6.10.00 of this Code.

Sec. 3.23.13. – Other Buffering and Landscaping

Unless otherwise required in these regulations, compliance with Land Development Code Sections 6.06.04 and 6.06.05 shall be required.

Sec. 3.23.14. - Transfer of Development Rights (TDR) Receiving Zone

- A. TDRs may allow for the transfer of up to two dwelling units per gross acre (DU/GA) densities between any two separately owned or commonly held properties, whether or not they are

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contiguous to each other, subject to certain restrictions as outlined below.

1. A designated sending area shall be the limits of the Wimauma Village Residential-2 category.
 2. The designated receiving areas shall be inside the Urban Service Area portion of the Wimauma Village Plan (Wimauma Downtown TDR Receiving Zone), or other identified areas within the Urban Service Area as identified in the Comprehensive Plan and other sections.
 3. TDRs shall occur at the following rates:
 - a. To support housing growth in the Wimauma Downtown and preserve rural areas within the WVR-2, the exchange ratio for transfer of dwelling units into the Wimauma Downtown TDR Receiving Zone will be 2 DU/GA to 4 DU/GA, a ratio of 1:2 from the WVR-2 category to the Wimauma Downtown TDR Receiving Zone.
 - b. No property shall be left with less development rights than there are existing dwellings on said properties, nor less than 1 dwelling unit development for any parcel which would otherwise be eligible for to construct a dwelling unit. This shall not apply to parcels which are wholly covered by an irrevocable conservation easement or deed restriction approved by Hillsborough County in accordance with section 5, below.
- B. TDR tracking shall be in the form of a conservation easement consistent with Section 704.06, Florida Statutes, to be granted by the owner of the sending parcel and accepted by the Board of County Commissioners and recorded in the official public records prior to preliminary plat approval for the receiving area.
- C. To support the Wimauma Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Wimauma Downtown Receiving Zone. Stacking of TDR shall not be permitted in WVR-2 to WVR-2 transfers.

Stacking Calculation Example:

1 acre parcel with a Future Land Use of Residential-6, within the Wimauma TDR receiving zone, with no wetlands may be considered for up to 6 dwelling units. Applying for an Affordable Housing Density Bonus will increase the Residential 6 to the next highest category (Residential 9). The TDR receiving parcel may now be considered for as many as 9 dwelling units. The TDR sending parcel with a Future Land Use of WVR-2 may transfer density at a ratio of 2 DU/GA to 4 DUGA. The receiving of dwelling units shall not exceed 4 DU/GA within the Wimauma TDR receiving zone. Therefore, the total number of dwelling units that may be considered on a 1 acre parcel as described above is $9 + 4 = 13$ dwelling units. Alternatively, the same parcel in this example may be considered for 10 dwelling units if not utilizing the AHDB. Any density considered above the Future Land Use Category shall be by a Planned Development.

Sec. 3.23.15. – Affordable Housing Density Bonus

To encourage a broad range of family sizes and incomes Affordable Housing is encouraged and may be used in conjunction with TDR credits resulting in a stacking of density bonuses. These regulations are in addition to those stated in Section 6.11.07.

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- A. Affordable housing must be made available on approximately the same schedule as the balance of housing in each phase of a project; affordable housing may not be deferred until the final phases.
 - 1. A specific schedule for the types, location, and phasing of construction of affordable housing must be proposed with each application.
- B. Affordable housing must be sold or rented only to qualified households as defined by Hillsborough County.
 - 1. 60% of the required affordable housing must be affordable to families earning below 50% of the County's Area Median Income (AMI). 40% of the required affordable housing must be affordable to families earning 50% to 80% of the County's AMI.
- C. The bedroom mix of affordable housing units must be proportional to the bedroom mix of the market rate units.
- D. "Floating" units are preferred in lieu of designating specific units within multi-family development, and Town House/Rowhouse developments.

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PART 3.24.00 – WIMAUMA VILLAGE RESIDENTIAL NEIGHBORHOOD

Sec. 3.24.01. – Purpose

The purpose of this Part is to establish development standards for residential developments seeking to develop at gross densities greater than 1 unit per 5 acres within the Wimauma Village Residential Neighborhood which consists of property in the Rural Service Area of the WVR-2 Future Land Use Category (as shown in Figure 2-1). Individual projects will be, referred to as a Wimauma Village Neighborhood in these regulations. The intent of these regulations is to ensure connectivity with Wimauma’s Downtown areas and establish a residential district with a sustainable growth pattern.

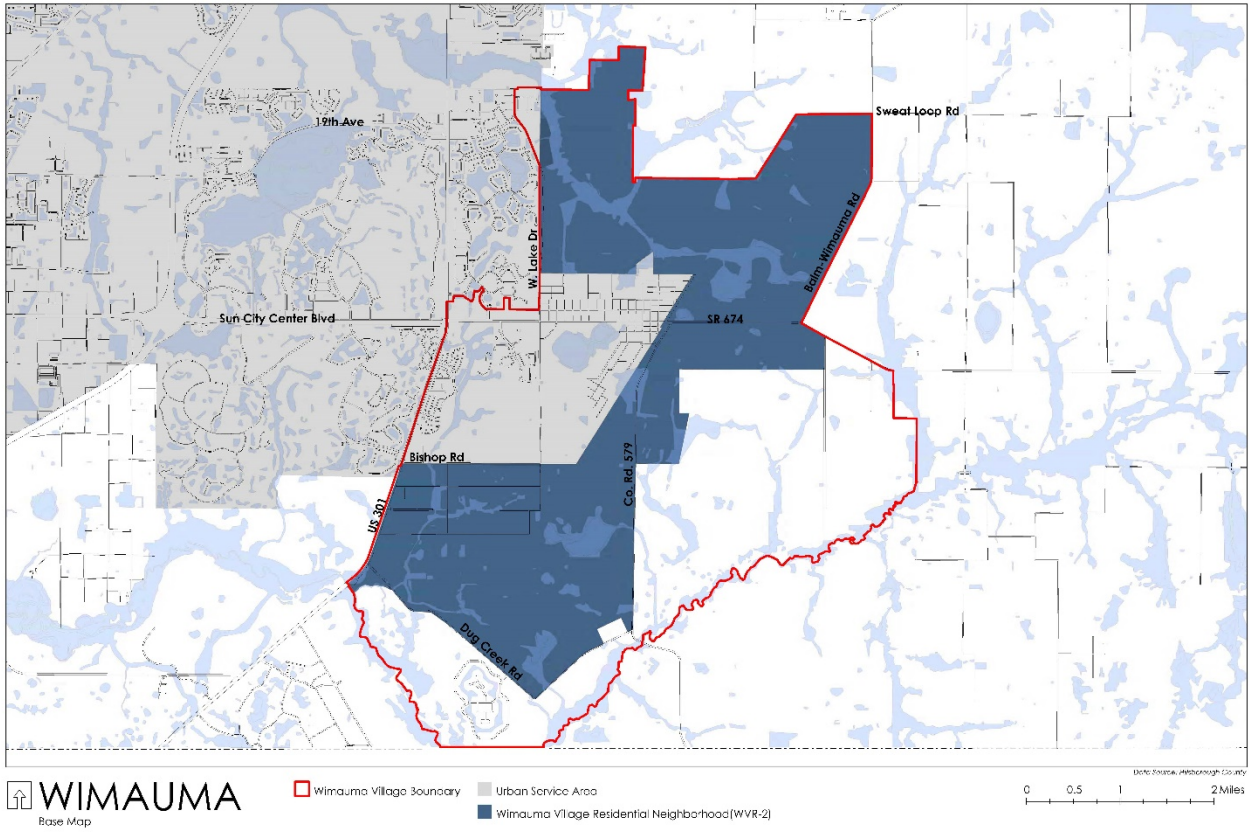
Compliance with these regulations shall be reviewed through a Planned Development rezoning and shall clearly demonstrate compliance with the following regulations.

Sec. 3.24.02. – Applicability

- A. The standards within this section shall apply to development outside the Urban Service Area within the WVR-2 Future Land Use Category provided herein as the Wimauma Village Residential Neighborhood shown in Figure 3.24.01.
- B. Except as provided herein, these standards shall apply to all new residential development exceeding a gross residential density more than 1 unit per 5 acres and to all development aggregated with development within the Wimauma Village Residential Neighborhood Area. The proposed development shall be a minimum 5 acres in size.
- C. These provisions shall not apply to public schools and previously approved planned developments as of October 14, 2021, previously approved subdivisions, projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval.
- D. Minor and major modifications to pre-existing Planned Developments which approved a density above 1 unit per 5 acres and/or Wimauma Village Residential Neighborhoods within the applicable area shall be evaluated by County staff for compliance with these regulations.
- E. In addition to the standards provided herein, development of a Wimauma Village Neighborhood shall be required to meet all other applicable sections of the Land Development Code. Where any provision of these regulations conflict with any other standards or regulations of the Land Development Code, these regulations shall prevail.
- F. Non-compliance with these Wimauma Village Residential Neighborhood regulations is discouraged and may be required to be reviewed during the rezoning process.

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Figure 3.24.01



Sec. 3.24.03. - General Development Standards

A. Open Space

1. Projects shall designate at least 40% of the gross site acreage for Open Space, which is to be contiguous or internally located.
 - a. A minimum of 30% of the Open Space shall be contiguous. Contiguous Open Space shall not be located within a Neighborhood Center. Contiguous is a type of open space not separated from other open space by improved areas, such as but not limited to, vehicular roadways, residential development, and stormwater ponds.
 - b. A minimum of 10% of the Open Space shall be internally located in the residential areas of the Wimauma Village Neighborhood. Internal open space located in a Neighborhood Center shall not contribute to this 10% minimum. Restored or preserved native habitat and environmentally significant or sensitive land shall not contribute to this 10% minimum. Internal open space is not required to be contiguous

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- to other internal open space areas.
2. The minimum Open Space acreage shall not be removed from gross density calculations, except as noted when part of a Community Benefit.
 3. The rezoning site plan shall identify the locations and acreages of the contiguous and the internally located Open Space areas.
 4. Where possible, habitat corridors should be preserved through the Open Space on one project site adjacent to Open Space on another project site.
 5. Areas of the site that shall be considered contiguous or internally located Open Space shall be as follow:
 - Recreational Use, Passive, as defined by the Land Development Code. Such uses can be stand-alone or adjacent and/or around a natural lake, man-made lake or stormwater pond for public use. When such Recreational Use, Passive areas are adjacent and/or around a natural lake, man-made lake or stormwater pond, only the acreage of the of the Recreational Use, Passive use (such as a walking, hiking or bike trail for example), and not the water body, shall be included in this acreage.
 - Conservation areas, preservation areas and mitigation areas (per Comprehensive Plan policy). These shall not be considered as internal open space.
 - Community Gardens, as defined by the Land Development Code.
 - Community Gathering Places, as defined by the Land Development Code, and when not an HOA-only area. Community Gathering Places shall be improved with landscaping, walkways, and benches. Fountains, gazebos and/or similar amenities are encouraged.
 - Neighborhood Greens, defined as a common open space located at the intersection of streets and bounded by streets on all sides. Such areas are to be provide paved walks, lawns, trees, benches, and ornamental structures such as fountains.
 - Agricultural, Passive uses as defined by the Land Development Code.
 - Restored or preserved native habitat and environmentally significant or sensitive land including wetlands and forestry. These shall not be considered as internal open space.
 - ELAPP Lands: A 250-foot-wide buffer with no required screening shall be required where the Neighborhood boundary line is directly adjacent to ELAPP-acquired property or separated from ELAPP-acquired property by a roadway of 50 feet or less in right-of-way width (“shared boundary”). The intent of the buffer is to provide for compatibility between new development and ELAPP-acquired property and provide adequate space to: 1) safely conduct necessary land management activities (e.g. prescribed burns) on ELAPP-acquired property; 2) protect the adjacent Neighborhood from potential wildfire and limit smoke impacts from prescribed burns; and 3) reduce the potential for activities that would be incompatible with the appropriate maintenance of ELAPP-acquired property including, but not limited to, illegal dumping and unauthorized access from the adjacent Neighborhood . The buffer width may be reduced in certain segments based on a recommendation from the Conservation and Environmental Lands Management Department that a reduced buffer would be

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adequate to ensure compatibility; however, under no circumstance shall the width of the buffer at any one point be less than 100 feet from the shared boundary. Recommended deviations from the standard 250-foot-wide buffer shall be supported by ecological, safety, and other on-site factors.

6. The following shall not count towards the Open Space minimum acreage requirement:
 - Residential yards.
 - Public or private golf courses.
 - HOA-only amenity areas (pools, clubhouse, recreation center).
 - Portions of a Stormwater Management facility not providing Recreational Use, Passive amenities as demonstrated above.
 - Portions of naturally occurring and manmade lakes not providing Recreational Use, Passive amenities as demonstrated above.
 - Private community uses; and,
 - Neighborhood Greens containing Civic Lot Type buildings.

B. Landscaping, Buffering and Screening

1. Wimauma Village Neighborhoods shall adhere to Land Development Sections, 6.06.04, 6.06.05 and 6.06.06, unless otherwise stated.
2. ELAPP Lands: A 250-foot-wide buffer with no required screening shall be required where the Neighborhood boundary line is directly adjacent to ELAPP-acquired property or separated from ELAPP-acquired property by a roadway of 50 feet or less in right-of-way width (“shared boundary”). The intent of the buffer is to provide for compatibility between new development and ELAPP-acquired property and provide adequate space to: 1) safely conduct necessary land management activities (e.g. prescribed burns) on ELAPP-acquired property; 2) protect the adjacent Neighborhood from potential wildfire and limit smoke impacts from prescribed burns; and 3) reduce the potential for activities that would be incompatible with the appropriate maintenance of ELAPP-acquired property including, but not limited to, illegal dumping and unauthorized access from the adjacent Neighborhood . The buffer width may be reduced in certain segments based on a recommendation from the Conservation and Environmental Lands Management Department that a reduced buffer would be adequate to ensure compatibility; however, under no circumstance shall the width of the buffer at any one point be less than 100 feet from the shared boundary. Recommended deviations from the standard 250-foot wide buffer shall be supported by ecological, safety, and other on-site factors.
3. Buffering and Screening Between Uses:
 - a. Civic Uses shall be considered a non-residential use and buffering and screening in accordance with LDC Section 6.06.06 shall be provided.

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- b. Live/Work Units, Apartment House/Building, Courtyard Apartment and Rowhouse uses shall be considered a multi-family use and buffering and screening in accordance with LDC Section 6.06.06 shall be provided.

C. Neighborhood Centers

1. For developments of 100 acres or more, Neighborhoods shall be designed so that at least 50 percent of the housing units are within a quarter mile radius measured via straight line measurement from the perimeter of a Neighborhood Center. Multiple Neighborhood Centers may be provided within a single development. For developments under 100 acres in size, a Neighborhood Center may be provided, but is not required.
2. The acreage of the Neighborhood Center shall be at least 1.5% of the gross acreage of the project. This acreage shall be included in density calculations. Neighborhood Center acreage above the minimum 1.5% shall not be included in density calculations.
3. Neighborhood Centers shall be located inside of the Wimauma Village Neighborhood or along the boundary of the Wimauma Village Neighborhood.
4. Neighborhood Centers shall include one or more of the following: parks (public and/or private, to be maintained by HOA if private) government/public service uses, public or private schools, flexible market space, community gardens, churches/synagogues, daycares, Community Residential Homes (Type B and Type C), and live/work units.
 - a. Public schools shall be permitted to be located within or external to a Neighborhood Center and shall be subject to the review in accordance with the interlocal agreement between Hillsborough County and the Hillsborough County School Board. Private and charter schools shall comply with Land Development Code Sections 6.11.88 (Schools) and 6.03.13 (Private and Charter Schools Vehicle Circulation, Queuing and Parking). For a public and/or private school to be located within a Neighborhood Center and contribute to the minimum size requirement, development in the required block form shall be demonstrated to provide to create a compact, pedestrian-oriented development.
 - b. Community Residential Homes (Type B or C) shall be subject to Land Development Code Section 6.11.28. If not expressly approved at the time of rezoning, such uses shall require a Special Use Permit. For a Community Residential Home (Type B or C) to contribute to the minimum Neighborhood Center size requirement, development in the required block form shall be demonstrated to provide a compact, pedestrian-oriented development.
 - c. Live/Work when located within the Neighborhood Center shall comply with the following requirements:
 - i. Live/Work units may be the single use of a Neighborhood Center block, or one of multiple uses in a Neighborhood Center block when located within the required Neighborhood Center acreage.

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- ii. The acreage utilized for Live/Work units shall contribute to the minimum Neighborhood Center acreage requirement.
- iii. Each Live/Work unit shall also be included in density calculations. In no case shall a Live/Work unit provide more than one residential dwelling component.
- iv. Live/Work units shall be occupied by the primary operator of the Live/Work unit's non-residential use.
- v. If a one-story unit is used, permitted non-residential uses shall occur within at least 50% of the overall unit's square footage. The residential use shall occupy the remainder of the unit.
- vi. If a two-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor of the unit. The residential use shall occur within the entirety of the second floor of the unit.
- vii. If a three-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor only. The second and third floors may be utilized for residential use.
- viii. The Live/Work Lot Type per Table 3.24.01 shall be utilized, unless otherwise stated. When located in a Neighborhood Center, no additional setback due to height is required.
- ix. For the purposes of buffering and screening, the live/work unit shall be considered a multi-family use.
- x. Resident parking shall be provided as provided in these regulations.
- xi. Notwithstanding Land Development Code Section 6.05.02.E., customer/employee parking shall be provided at a parking standard of 1.5 spaces per each Live/Work unit. For the purposes of this regulation, employee parking is to accommodate employees of the Live/Work unit's non-residential use who are not the primary operators and who do not live within the Live/Work unit.
 - a) The use of compact parking shall be limited to a maximum of 20% of the total required customer/employee parking.
 - b) Customer/Employee disabled parking shall be provided in accordance with Land Development Code Section 6.05.02.J. (Disabled Parking).
- xii. Should surface parking be utilized for some or all resident parking and for some or all customer/employee parking, each space shall be delineated with markings to designated individual parking spaces for residents and for customers/employees. All surface parking shall be located to the rear or side of the Live/Work units.
- xiii. Alternatively, on-street parking to accommodate some or all customer/employee parking may be provided and shall be located directly in front of the live/work units. Such spaces shall be designated for Live/Work customer parking only.

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- d. Daycare uses shall comply with Land Development Code Section 6.11.24 (Child Care Center).
5. Neighborhood Center Parking
Parking in Neighborhood Centers shall be located to side and/or rear of the primary building. With the exception of on-street parking, no parking in front of the building shall be permitted.
- D. Live/Work Units Located Within a Quarter Mile of a Neighborhood Center
Live/Work when located within a quarter mile of a Neighborhood Center shall comply with the following requirements:
 1. Live/Work units may be the single use of a Residential block or located within the same block of as Civic Use Lot, Apartment House Lots, Courtyard House Lots and/or Rowhouse Lots. Live/Work units may not be located within the same block as a Cottage House Lot, Sideyard House Lot, Standard House Lot
 2. The acreage utilized for Live/Work units shall not contribute to the minimum Neighborhood Center acreage requirement.
 3. Each Live/Work unit shall be included in density calculations. In no case shall a Live/Work unit provide more than one residential dwelling component.
 4. Live/Work units shall be occupied by the primary operator of the Live/Work unit's non-residential use.
 5. If a one-story unit is used, permitted non-residential uses shall occur within at least 50% of the overall unit's square footage. The residential use shall occupy the remainder of the unit.
 6. If a two-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor of the unit. The residential use shall occur within the entirety of the second floor of the unit.
 7. If a three-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor only. The second and third floors may be utilized for residential use.
 8. The Live/Work Lot Type per Table 3.24.01 shall be utilized.
 9. Resident parking shall be provided as provided in these regulations.
 10. Notwithstanding Land Development Code Section 6.05.02.E., customer/employee parking shall be provided at a parking standard of 1.5 spaces per each Live/Work unit. For the purposes of this regulation, employee parking is to accommodate employees of the Live/Work unit's non-residential use who are not the primary operators and who do not live within the Live/Work unit.
 - a. The use of compact parking shall be limited to a maximum of 20% of the total required customer/employee parking.
 - b. Customer/Employee disabled parking shall be provided in accordance with Land Development Code Section 6.05.02.J. (Disabled Parking).

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11. Should surface parking be utilized for some or all resident parking and for some or all customer/employee parking, each space shall be delineated with markings to designated individual parking spaces for residents and for customers/employees. All surface parking shall be located to the rear or side of the Live/Work units.
 12. Alternatively, on-street parking to accommodate some or all customer/employee parking may be provided and shall be located directly in front of the live/work units. Such spaces shall be designated for Live/Work customer parking only.
- E. Projects shall provide Community Benefits as provided in Section 3.24.10.
1. Should a project previously approved for more than 1 unit per 5 acres located within the Wimauma Village Residential Neighborhood Area that has received a Construction Plan prior to approval of this Section as of <date of adoption> be enlarged by density or acreage, the additional density or acreage of the area being added shall determine the number of community benefits to be provided.
 2. Should a project previously approved for more than 1 unit per 5 acres located within the Wimauma Village Residential Neighborhood Area that has not received Construction Plan approval as of <date of adoption> be enlarged via adding acreage through a new planned development, the acreage of the entire area shall determine the number of community benefits to be provided.

Sec. 3.24.04. - Wimauma Village Neighborhood Blocks

- A. All development within the Wimauma Village Neighborhood shall be developed in a block pattern. Contiguous open space areas are precluded.
1. The Wimauma Village Neighborhood, which includes the Neighborhood Center, shall be developed in a block pattern. The following criteria shall be met:
 - a. Each Neighborhood Center block shall have a maximum block perimeter of 2,400 feet.
 - b. Each Residential block shall have a maximum block perimeter of 1,240 feet.
 2. All lands designated as the Neighborhood Center(s) shall be located within a block.
 3. Block faces shall be formed by a roadway, Pedestrian Thoroughfare and/or Multi-Use Trail. For the purposes of these regulations, Pedestrian Thoroughfare shall be a minimum of 25 feet in width and consist of a minimum 8-foot wide publicly accessible sidewalk.
 4. At least one block face shall be formed by a roadway.
 5. When a Pedestrian Thoroughfare is constructed, landscaped areas shall be provided on both sides of the sidewalk. The surface of the sidewalk shall consist of pavers or other similar materials. Amenities such as benches, planters, and/or ornamental or shade trees shall be provided within the Pedestrian Thoroughfares.
 - a. Use of a Pedestrian Thoroughfare as a block face shall be subject to staff review and approval at the time of plat/site/construction plan review. Staff review shall be based on land use context, abutting property ownership, anticipated traffic volumes, and other vehicular and pedestrian safety considerations.
 - b. Adjustments to these requirements (due to environmental features, existing

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- roadways, utilities, existing easements, etc.) and/or to propose a modified form that meets or exceeds the intent of these regulations can be requested and will be evaluated at the time of initial rezoning or subsequent zoning modification.
6. All uses constructed within the Neighborhood Center must be located within a fully constructed and compliant block.
 7. All transportation facilities providing connectivity or constituting a required block face shall be maintained by a public or otherwise located within a public access easement; and,
 8. Notwithstanding anything in the Code to the contrary, vehicular access shall only be permitted where consistent with Section 6.04.07 and 6.04.03.I. unless otherwise approved through the 6.04.02.B. administrative variance process.

Sec. 3.24.05. – Mobility and Street Network

A. Connectivity

1. Neighborhoods are to be connected externally and interconnected internally to provide connections between residential, open space and Neighborhood Center uses. The following shall apply:
 - a. Where a Neighborhood Center abuts an external project boundary, the PD site plan shall identify locations where future connectivity (i.e. stubouts), as established by the block patterns, is anticipated to be extended into and continued by adjacent properties that are undeveloped or otherwise will redevelop, except where otherwise precluded by environmentally sensitive areas that cannot otherwise be mitigated. Alternatively, an approved PD shall provide sufficient flexibility on the PD site plan and within the zoning conditions to allow for future connection into the facilities by others within a designated area corresponding the potential location of future required access, without further modification to the PD or consultation of the underlying landowner. Such connections shall be subject to compliance with Section 6.04 of the LDC.
 - b. The Neighborhoods shall include through roadways at least every 1,320 feet. Where possible, through roads should be planned to run adjacent to Neighborhood Centers.
2. Gates and Emergency Access.
 - a. Vehicular, pedestrian and Multi-Use Trail Access into and through the Neighborhood shall not be restricted by gates or other security measures, that would inhibit vehicular or pedestrian connectivity and accessibility by the general public, including guardhouses and gatehouses. This regulation does not prohibit entry features for Neighborhoods if they do not restrict vehicular or pedestrian access by the general public, nor shall it be construed to require the County to accept entry features within County owned rights-of-way.
 - b. Gates shall only be permitted where necessary for required emergency access facilities and shall meet the requirements of Section 6.02.01.H. and/or Section 6.03.01.D, as applicable.

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B. Other Transportation Requirements

Roads internal to the site shall meet Hillsborough County Transportation Technical Manual (TTM) standards to the greatest extent possible.

1. Roadway facilities providing access to new development are required to bring substandard roadways up to County standards pursuant to Section 5.04.04 of this Code.
2. Public and private road rights-of-way may contain preserved or planted vegetation, including trees, provided that the preserved or planted vegetation is in accordance with the landscaping standards of the Transportation Technical Manual and Development Review Procedures Manual.
 - a. Alleys. Notwithstanding anything in the LDC to the contrary, Alleys when utilized may be publicly maintained or, if private, shall be publicly accessible. Additionally:
 - i. Alley rights-of-way shall be a minimum of 20 feet in width for one-way alleys and a minimum of 26 feet in width for two-way alleyways; Both ends of an Alley shall connect with a roadway if the alley accommodates only one-way traffic or the alley accommodate two-way traffic but is longer than 150 feet;
 - ii. Alleys shall only provide a secondary means of access to abutting residential property and is not intended for general vehicular traffic circulation (i.e. each use accessed via an alleyway must have primary frontage onto a roadway or Pedestrian Thoroughfare); and,
 - iii. Use of Alleys for commercial traffic may be considered through the waiver process at the time of initial zoning or subsequent zoning modification.

Sec. 3.24.06 – Substandard Roadways

A. Terminology.

For purposes of this section, the term “Transportation Technical Manual” (TTM) shall mean the latest edition of the Hillsborough County Transportation Technical Manual for Subdivision and Site Development Projects.

B. General Requirement.

1. Developments with vehicular access to an existing substandard public or private roadway may be required to make improvements to the public and private roadway network.
2. For the purposes of this section, a public or private roadway shall be considered substandard if one or more of the following Essential Elements are not met:
 - a. Lane Widths, i.e. width of the travel lane and any auxiliary lanes serving the site shall be in accordance with the minimum TTM width requirements;
 - b. Presence of Curb, i.e. whether an urban roadway section has the required curbing per the TTM;
 - c. Presence of Stabilized Shoulders, i.e. whether a rural roadway section has the minimum required shoulders per the TTM;

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- d. Elements of Roadside Safety, i.e. whether clear zone and/or clear recovery standards are met or otherwise mitigated;
 - e. Presence of Bicycle Facilities, i.e. whether a rural roadway section has the minimum width for bicycle facilities (5-foot wide paved shoulders), or whether an urban roadway section has the minimum width for bicycle lanes (7-foot wide buffered bicycle lanes), as required per the TTM. Multi-purpose trails may be considered to satisfy this minimum Essential Element. Two-way cycle tracks (separated from the travel lanes via raised curbing) may be considered through the Design Exception process.
 - f. Ability to Accommodate Sidewalk Facilities, i.e. whether a roadway has the ability to accommodate pedestrian facilities (e.g. a sidewalk or multi-purpose pathway) within the roadway corridor, in minimum widths consistent with required TTM standards. Multi-purpose trails may be considered to satisfy this minimum Essential Element.
3. For the purposes of this section, a public or private roadway shall not be considered substandard if the roadway complies with the Essential Elements listed above, but does not comply with a Non-Essential Element of the Typical Section. Examples of non-essential elements include, but are not limited to, width of the right-of-way, ditch slopes, width of existing sidewalk facilities, type of bicycle facilities (i.e. traditional bicycle lane vs. buffered bicycle lane), type of curb, etc.
- C. Scope of Required Improvements.
1. Where a development constructs a vehicular access to a substandard public or private roadway, the developer may be required to improve the public and private roadway network, such that a path of travel exists between each project driveway and a public roadway complying with all Essential Elements. Generally, this shall mean that the public and private roadway network will be improved between each driveway and the nearest roadway meeting minimum Essential Element standards; however, nothing herein shall be construed to prevent a developer from improving a longer stretch of roadway if they prefer to do so.
 2. Gated or otherwise restricted vehicular connections providing access solely for emergency vehicles shall not trigger the substandard roadway requirement.
 3. Where improvements are required, the developer shall improve the roadway to current County standards for the applicable Typical Section, as found within the TTM or otherwise required herein, unless otherwise approved in accordance with the Section 6.04.02.B. Administrative Variance process or TTM Design Exception process as outlined in the TTM.
 4. Where sufficient right-of-way exists to allow a developer to improve the substandard public or private roadway network, the developer shall comply with all Essential Elements listed within Section 3.24.06.B, above. Additionally, the following Additional Element shall apply:

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Location of Required Sidewalk Facilities, i.e. when a sidewalk is required consistent with Section 6.02.08 or 6.03.02 of this Code, such sidewalk shall be physically located in accordance with the applicable TTM Typical Section, to the greatest extent possible.

5. Where insufficient right-of-way exists or there are additional constraints (e.g. lack of stormwater facilities to accommodate required drainage), Section 6.04.02.B. Administrative Variances or TTM Design Exceptions may be considered provided:
 - a. The Administrative Variance and Design Exception are processed concurrently with a Planned Development zoning application or Planned Development zoning modification; and,
 - b. Where insufficient right-of-way exists along a project's public or private roadway frontages, the developer shall provide sufficient right-of-way along such frontage(s) where necessary.
 - c. For the purposes of this section, nothing herein shall be construed as requiring a developer to construct sidewalk improvements not otherwise required pursuant to Sections 6.02.08 or 6.03.02 of this Code. However, to the extent that the developer proffers construction of additional pedestrian facilities, such facilities shall be located consistent with the applicable Typical Section, except as otherwise described herein.
 - d. The County Engineer shall be authorized to grant TTM Design Exceptions to existing and proposed roadways at the time of plat/site/construction plan review for a development, provided such Design Exception only authorizes a deviation to a Non-Essential Element.
 - e. Notwithstanding the above, a sidewalk shall not be considered substandard or non-compliant if an existing or future sidewalk facility does not comply with locational requirements, provided such deviation is the minimum necessary to avoid a utility pole, landscape feature, or other obstruction within the right-of-way.

D. Exceptions.

1. Notwithstanding anything herein to the contrary, Section 6.04.02.B. Administrative Variances and TTM Design Exceptions causing non-compliance with an Essential Element may be considered (regardless of whether there is sufficient right-of-way) where:
 - a. The County Engineer makes an explicit finding that such Administrative Variance or Design Exception is necessary to protect or otherwise furthers the public health, safety and welfare and the BOCC makes an explicit finding that such Administrative Variance or Design Exception meets Vision Zero goals or is otherwise appropriate;
 - b. A multi-purpose trail is proposed in lieu of required sidewalks and bicycle facilities; or,
 - c. A Design Exception is necessary to transition the design of an existing roadway corridor.

E. Timing of Required Improvements.

A substandard roadway shall be improved prior to or concurrent with the phase of development which takes access to the substandard roadway.

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Sec. 3.24.07. - Permitted Lot and Building Form Types in the Wimauma Village Neighborhood

A. Permitted Lot Types in the Wimauma Village Neighborhood Include:

Apartment House Lot

Courtyard Apartment Lot

Rowhouse or Town House Lot (to contain at least 3 attached units)

Cottage House Lot

Sideyard House Lot

Standard House Lot

Civic Building Lot

Live/Work Lot

B. Lot Type minimums shall be provided in compliance with the following:

1. Wimauma Village Neighborhoods of 100 acres or greater in size shall provide at least six (6) different Lot Types.

a. A Civic Lot Type may be counted as one of the six different Lot Types.

b. A Standard House Lot may be counted as two different Lot Types, which shall account for a maximum of 50% of the total proposed units. To allow a Standard House Lot Type to be counted for two of the six different Lot Types, the two Standard Lot Types shall vary at least 20% from each other in lot size and width.

c. For all other Lot Types, multiple lot sizes, widths, or development standards proposals of the same Lot Type shall only count as one of the six required Lot Types, unless otherwise stated.

2. Wimauma Village Neighborhoods of less than 100 acres, shall provide at least four (4) different Lot Types.

a. A Civic Lot Type may be counted as one of the four different Lot Types.

b. For all Lot and Building Form types, multiple lot sizes, widths, or development standards proposals of the same Lot and Building Form type shall only count as one of the four required Lot and Building Form types, unless otherwise stated.

3. Each Lot Type must be provided at a minimum of 10 percent and a maximum of 40 percent, unless otherwise specified. These percentages do not apply to Civic Building Lots.

4. Notwithstanding the above, for Live/Work Lot Types to be counted as one of the six or four Lot Types, despite its location within the Neighborhood Center or within a ¼ mile of the Neighborhood Center, the Live/Work Lot Type shall account for at least 2 percent of the total number of proposed lots, or four units, whichever is greater.

C. The location of each Lot Type shall be provided on the general rezoning site plan.

D. Differing Lot Types should to the greatest extent practicable be placed back-to-back on a single block to provide harmonious transitions between Lot Types. Lot Types should be

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selected to provide buildings of like scale and massing on opposite sides of the streets.

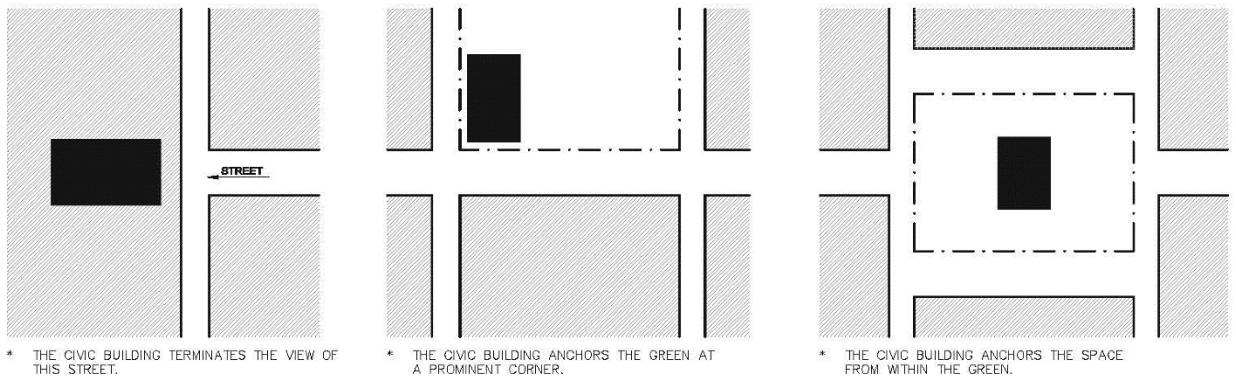
E. Community Residential Homes (Type B and C):

1. These uses shall utilize the Apartment House or Courtyard Apartment Lot Types.
2. These uses shall comply with all other standards applicable to an Apartment House or Courtyard Apartment Lot Type use (such as, but limited to, parking location, buffering and screening, and height/setback provisions).

F. Civic Uses

1. Civic Uses shall include Government/Public Service facilities, public or private schools, daycare, churches/synagogues and Flexible Market Space. Civic Use may be located within a Neighborhood Green which is not included in the Open Space minimum acreage.
2. Civic use locations shall be identified on the general rezoning site plan.
3. When located within a Neighborhood Center, Civic uses shall be developed in accordance with the Neighborhood Center Block perimeter maximum. When located outside of a Neighborhood Center, Civic uses shall be developed in accordance with the Residential block perimeter maximum.
4. Civic Use buildings shall face an improved street right of way or Cross County Greenway Trail-Wimauma as defined in the Wimauma Community Plan in the Livable Communities Element of the Future of Hillsborough Comprehensive Plan.
5. Should permitted Civic Use building be located in a Neighborhood Green, building placement shall be as illustrated below.

* BUILDING PLACEMENT REQUIREMENTS FOR CIVIC BUILDINGS VARY BY SITE. IN GENERAL, CIVIC BUILDINGS SHOULD BE SITED IN LOCATIONS OF PARTICULAR GEOMETRIC IMPORTANCE, SUCH AS ANCHORING A MAJOR PUBLIC SPACE, OR TERMINATING A STREET VISTA.



Illustrative Graphic Only

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Sec. 3.24.08. - Development Standards for Permitted Lot and Building Form Types

Table 3.24.01

LOT AND PRIMARY STRUCTURE REQUIREMENTS BY LOT TYPE

LOT TYPE	LOT SIZE (min/max SF)	LOT WIDTH (min/max)	BUILDING FRONTAGE (9) (min/max)	LOT COVERAGE BY BLDG (max)	YARD			HEIGHT (min/max in stories; max in feet)
					FRONT(1) Min/Max	REAR(4) Minimum	SIDE(4) Minimum	
<u>Live/Work</u> Building Lot (6)	<u>1,800/11,400</u>	<u>16'/60'</u>	<u>80/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15'</u>	<u>0'</u>	<u>2/3; 45' (8)</u> <u>(11)</u>
<u>Apartment</u> House Lot (5)	<u>4,800/18,000</u>	<u>48'/120'</u>	<u>70/90%</u>	<u>80%</u>	<u>5'/10'</u>	<u>15'</u>	<u>0'</u>	<u>1/4; 50' (8)</u>
<u>Courtyard</u> Apartment Lot (5)	<u>4,800/18,000</u>	<u>60'/no max</u>	<u>50/80%</u>	<u>70%</u>	<u>5'/10'</u>	<u>10'</u>	<u>0'</u>	<u>1/2.5; 35' (8)</u>
<u>Rowhouse Lot</u> (3) (5)	<u>1,800/3,840</u>	<u>16'/32'</u>	<u>90/100%</u>	<u>80%</u>	<u>0'/10'</u>	<u>15'</u>	<u>0' (3)</u>	<u>2/3; 35' (8)</u> <u>(11)</u>
<u>Cottage House</u> Lot (7)	<u>2,400/6,000</u> <u>500/5,000</u>	<u>24'/60'</u> <u>25'/50'</u>	<u>60/90%</u>	<u>60%</u>	<u>5'/25' (10)</u>	<u>10'</u> <u>(10)</u>	<u>5'</u>	<u>1/2; 35'</u>
<u>Sideyard</u> House Lot	<u>3,000/6,000</u>	<u>30'/60'</u>	<u>50/90%</u>	<u>50%</u>	<u>5'/10' (10)</u>	<u>10'</u> <u>(10)</u>	<u>0'/10' (2)</u>	<u>1/3; 35'</u>
<u>Standard</u> House Lot	<u>5,000/8,400</u>	<u>50'/70'</u>	<u>50/80%</u>	<u>50%</u>	<u>20'/30' (10)</u>	<u>10'</u> <u>(10)</u>	<u>5'</u>	<u>1/3; 35'</u>
<u>Civic Building</u> Lot	<u>5,000/no max</u>	<u>50'/no max</u>	<u>n/a</u>	<u>80%</u>	<u>n/a</u>	<u>15'</u>	<u>0'</u>	<u>1/4 ; 50 (8)'</u>

1. Corner lots must meet front yard requirements on both streets.
2. Sideyard houses permit a zero foot setback on one side of the lot only. A zero foot sideyard setback shall not be adjacent to another sideyard setback of 0 feet. A minimum 10 foot setback on the other side shall be provided.
3. Rowhouses shall contain at least 3 attached lots.
4. Lot types permitting a 0 foot rear and/or side yard setback shall not preclude compliance with Land

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Development Code Section 6.06.06 (Buffering/Screening) if required. Should there be a conflict between Table 3.24.01 and Land Development Code Section 6.06.06, Land Development Code Section 6.06.06 shall prevail.

5. The building's primary orientation shall be toward the street rather than the parking areas. The primary pedestrian building entrances shall be visible and directly accessible from a street.
6. Live/Work Lot Types are permitted only in a Neighborhood Center or within a ¼ mile of a Neighborhood Center.
7. Cottage House Lot Types shall require a porch along a minimum of 70% of the façade. The porch shall contribute to the minimum/maximum building frontage percentage calculation.
8. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided to the required rear and side setbacks/buffers when adjacent to a cottage house lot, sideyard house lot, or standard house lot. This additional setback requirement shall not be required when adjacent to civic lots, live/work lots, apartment house lots, courtyard lots and rowhouse lots.
9. Any attached garage shall contribute to the Building Frontage requirements.
10. Minimum and/or maximum front and rear setbacks for the residence and/or garage may be required depending on the lot's access. See below (Garages and Parking).
11. The rear yard setback for an attached or detached garage may differ from this table.

A. Garages and Parking

1. Attached garages shall contribute to the minimum/maximum building frontage percentage. Cottage and Standard Lot Types with lot sizes at or greater than 5,000 square feet and at or greater than 50 feet in width may be accessed from the front or rear utilizing attached or detached garages.
 - a. Notwithstanding Table 3.24.01, when using front access with an attached garage, the minimum setback for the garage shall be at least 20 feet and the remaining portion of the façade shall be setback no less than 15 feet from the front property line.
 - b. Notwithstanding Table 3.24.01, when using front access with a detached garage, the detached garage shall be located completely behind the home in accordance with Accessory Structure setbacks and the residential structure shall not be setback less than 15 feet from the front property line.
 - c. Notwithstanding Table 3.24.01, when using rear access with an attached or detached garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).
2. Sideyard Lot Types (despite the size or width), and Cottage and Standard Lot Types Lots sizes less than 5,000 square feet in size and having a lot width of less than 50 feet shall utilize rear access only.
 - a. Notwithstanding Table 3.24.01, when using rear access with an attached or detached garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).
3. Residential parking for Live/Work units, if not provided in part or completely by surface parking or on-street parking, shall utilize attached rear loading garages accessed via an Alley, or detached garages (located in accordance with Accessory Structure setbacks) accessed via an Alley. Notwithstanding the proposed width for a Lot/Work Lot, front loaded attached or front loading detached garages shall not be permitted. Notwithstanding Table 3.24.01, when using rear access with an attached or detached

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garage, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).

4. Rowhouse Lots shall provide parking as follows:
 - a. Attached, rear loading garages shall be accessed via an Alley located behind the unit, or via a driveway located to the side of the rowhouse units. Notwithstanding Table 3.24.01, the rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).
 - b. Detached rear loading garages (located in accordance with Accessory Structure setbacks) shall be accessed via an Alley located behind the unit, or a driveway located to the side of the rowhouse units. Notwithstanding Table 3.24.01, the rear yard setback of the detached garage shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).
 - c. Surface parking lots for rowhouse units shall be located behind or to the side of the rowhouse units.
5. Off-street parking for Apartment House Lots shall be located behind or to the side of the main structures.
6. Off-street parking for Courtyard Apartment Lots shall be located behind or to the side of the main structures located furthest from the street.
7. Off-street parking for Civic Use Lots shall be located behind or to the side of the main structures.
8. The use of carports for any lot size and lot width shall not be permitted.

B. Accessory Structures

Accessory Structures shall comply with the following:

1. All accessory structures shall be placed completely behind the residential home and placed no closer than 3 feet to any side or rear property line, unless otherwise stated.
2. All accessory structures shall be limited in height to a maximum of 15 feet in height/2-stories.
3. Accessory structures utilized for vehicle storage and front access shall be placed completely behind the residential home and placed no closer than 3 feet to any side or rear property line. Should at any time the Accessory Structure be requested, at the time zoning or zoning modification, to not be located completely behind the home, the detached garage shall be placed no closer than 20 feet from the front yard and the residential structure shall not be setback less than 15 feet from the front property line.
4. Accessory structures utilized for vehicle storage and rear access shall be placed no closer than 3 feet from the side property line. The rear yard setback shall be determined at the time of rezoning to ensure pedestrian safety relative to the rear lot boundary (Alley or public street).

C. Accessory Dwelling Units

1. Despite the size of the parcel, accessory dwellings on Rowhouse, Cottage, Sideyard and Standard House Lot Types are permitted.

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2. The living area square footage for the accessory dwelling, when compared to the living area square footage of the primary structure, shall be 50% or less in comparison.
3. Notwithstanding a two or three story primary home, accessory dwellings shall be permitted to be located above an accessory structure.
4. When an accessory dwelling is a stand-alone structure, the above-accessory structure setbacks shall be provided.
5. When an accessory dwelling serves as the second floor of an accessory structure providing front access for the parcel, the building as whole shall meet the accessory structure requirements noted above.
6. When an accessory dwelling serves as the second floor of an accessory structure providing rear access for the parcel, the rear yard setbacks shall be determined at the time of rezoning to ensure pedestrian safety relative to the lot boundary (Alley or street).
7. The primary home shall be owner-occupied.
8. Accessory dwellings are not permitted on Live/Work, Apartment House or Courtyard House Lot Types.

Sec. 3.24.09. - Community Benefits Requirements

Community benefits and services shall support the needs of the community within the WVR-2 and the Wimauma Community Plan area consistent with the Comprehensive Plan and Section 3.24.04 of this Part.

- A. To encourage public benefits, projects may receive a density increase above 1 unit per 5 gross acres (unless otherwise specified by existing zoning) up to a total of 2 units per gross acre.

At least one benefit shall be offered for developments less than 25 acres.

At least two benefits shall be offered for developments less than 50 acres but equal to or greater than 25.

At least three benefits shall be offered for developments less than 100 acres but equal to or greater than 50.

At least four benefits shall be offered for developments less than 160 acres but equal to or greater than 100.

At least five benefits shall be offered for developments less than 320 acres but equal to or greater than 160.

At least six benefits shall be offered for developments greater than 320 acres.

- B. New development shall include community benefit requirements to provide services to residents, which can be supported on-site or off-site per Table 3.24.03.

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- C. Community Benefits that demonstrate meeting the requirements in the Community Benefits Table twice or by 100% or more may count the benefit two times, as approved by the Board of County Commissioners.
- D. Selected Community Benefit Options must be identified on the general Site Plan at the time of rezoning.

Table 3.24.03

Community Benefits	
	<u>Proposed villages including (50) fifty or more residential units shall conduct at least two public meetings and shall notify all registered Neighborhood, Homeowner and Civic Associations within the Community Planning Area as defined within the Livable Communities Element to discuss the utilization of Community Benefit Options. These meetings shall occur within the defined Community Plan boundary. One meeting shall occur prior to the application submittal. A second meeting shall occur after an application is submitted but prior to the letter of mailing notice deadline. Proof of the meetings in form of an affidavit shall be provided that identifies the date, location, and timing of the meeting, a list of Associations contacted, and meeting minutes. This information shall be submitted to County staff by the Proof of Letter of Notice deadline.</u>
<u>Tier 1: Community Benefits Priority List</u> <u>(For projects greater than 50 acres but less than or equal to 100 acres, at least one community benefit must be provided from Tier 1. For projects greater than 100 acres, at least two community benefits must be provided from Tier 1).</u>	
<u>1</u>	<p><u>Construct a multi-use trail within or adjacent to the TECO corridor, consistent with Hillsborough County 2019 Greenways and Trails Master Plan for the Cross County Greenway Trail-Wimauma and the Wimauma Community Plan; or construct at least two connections to an adjacent County trail system planned or otherwise. When constructing connections to an adjacent trail, the connections shall meet Multi-use standards in the Hillsborough County Transportation Technical Manual and be at least a half mile in length within the project. If relevant, construct trail to connect with a Neighborhood Centers, and/or connect to other trails found in the Long-Range Transportation Plan with approval from Parks and Recreation, Community Infrastructure Planning, and other appropriate reviewing agencies.</u></p> <p><u>When constructing within a Multi-Use Trail within the neighborhood, the trail location shall be identified on the rezoning site plan. Additionally, the entirety of the trail shall be constructed prior to the final plat approval of more than 75% of the residential units.</u></p> <p><u>When constructing two connections to an adjacent trail, the required connection length into the neighborhood, and connection to a Neighborhood Center or other trails if applicable, shall be constructed in its entirety prior to the final plat approval of more than 75% of the residential units.*</u></p>

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<u>2</u>	<u>Land dedication and conveyance to the County for land within the neighborhood to be used for any type of recreational use (includes General Recreational Use for indoor/outdoor, Passive Recreation, and/or Regional Recreation Use defined by the Code provided property is publicly owned) and public civic/community uses (such as, but not limited to, community centers, libraries, fire or police stations). Park lands shall be a minimum 10 acres in size while other public civic/community uses shall be a minimum 2 acres in size. Final approval will be made by the BOCC. The applicant shall demonstrate at the time of rezoning that the County Agency is accepting the land dedication. The required time for the conveyance of land to the County shall be identified during the rezoning review. *** and **</u>
<u>3</u>	<u>Construct new non-residential use in the downtown Main Street Core District or Downtown East District of the Downtown Wimauma Overlay. The requirement of 42 sq ft per household for the required non-residential uses shall be based on 30% total unit count or 3,000 sq ft whichever is larger. *</u>
<u>4</u>	<u>Benefit shall directly or indirectly make a contribution towards furthering a defined goal within the Wimauma Community Plan as exhibited in the Livable Communities Element. This benefit may include economic development, transit, affordable housing, internet access or other contributions. ****</u>
<u>Tier 2</u>	
<u>5</u>	<u>Transfer of Development Rights: Transfer a minimum of 10% of the maximum permitted density of a proposed Wimauma Village Neighborhood to the Downtown Receiving Zone within the Wimauma Downtown Overlay per Sec. 3.24.11. and/or other TDR receiving area as defined by Hillsborough County and the Comprehensive Plan. Lands sent may not contribute to 40% open space requirement.**</u>
<u>6</u>	<u>Land dedication for ELAPP (approved by Hillsborough County) at a minimum of 10% of total site. Benefit is in addition to the minimum Open Space requirement per Section 3.24.04. *** and **</u>
<u>7</u>	<u>Internal recreation and open space percentages shall exceed regulation per Section 3.24.04 by at least 25% and 35%. Lands exceeding regulation shall be open to public use and maintenance of these lands shall not be the responsibility of Hillsborough County. Such areas when exceeding the minimums and identified for use as a community benefit shall not be excluded from density calculations. **</u>
<u>8</u>	<u>Construct on-site non-residential uses within the required Neighborhood Center acreage at 42 sq. ft. per housing unit utilizing 30 percent of the proposed units or 3,000 sq. ft., whichever is larger.*</u>
<p><u>* The community benefit shall require that at least 50% of required on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 75% of the residential units. 100% of the required on-site or off-site square footage shall receive a Certificate of Occupancy prior to the final plat approval of more than 90% of the residential units.</u></p> <p><u>**Compliance with these community benefits shall be demonstrated on the general site plan of the rezoning application.</u></p> <p><u>***These community benefits shall require written agreement/acceptance by the receiving entity of the dedicated land to provide assurances at the time of rezoning the benefit will be provided. Additionally, documentation of the conveyance of that land to the receiving entity is required prior to final plat approval.</u></p>	

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****Benefit may be used more than once if offering multiple benefits satisfying or furthering multiple Community goals.

Sec. 3.24.10. – Transfer of Development Rights (TDRs)

- A. Allow for the transfer of up to two dwelling units per gross acre (DU/GA) densities between any two separately owned or commonly held properties, whether or not they are contiguous to each other, subject to certain restrictions as outlined below.
1. A designated sending area shall be the limits of the Wimauma Village Residential-2 Future Land Use (FLU) category (Rural Service Area).
 2. The designated receiving areas shall be:
 - a. Areas within the WVR-2 FLU category (Rural Service Area) and not within Wimauma Village Downtown Overlay.
 - b. Areas within the Wimauma Downtown TDR Receiving Zone of the Wimauma Village Downtown Overlay, or other identified areas within the Urban Service Area as identified in the Comprehensive Plan and other sections.
 3. TDRs shall occur at the following rates:
 - a. Properties within the WVR-2 FLU category may transfer density to properties within the WVR-2 FLU category (Rural Service Area) and not located within the Wimauma Village Downtown Overlay at a 1:1 ratio, not to exceed 4 DU/GA on the receiving parcel. These TDRs are a no net density increase to the rural service area and are transferred at a density of one to one, from and to WVR-2 properties.
 - b. Properties within the WVR-2 FLU category may transfer density to properties within the Wimauma Downtown TDR Receiving Zone of the Wimauma Village Downtown Overlay, or other identified areas within the USA as identified in the Comprehensive Plan, at a ratio of 1:2 (2 DU/GA to 4 DU/GA).
 - c. No property shall be left with less development rights than there are existing dwellings on said properties, nor less than 1 dwelling unit development for any parcel which would otherwise be eligible for to construct a dwelling unit. This shall not apply to parcels which are wholly covered by an irrevocable conservation easement or deed restriction approved by Hillsborough County in accordance with section 5, below.
- B. TDR tracking shall be in the form of a conservation easement consistent with Section 704.06, Florida Statutes, to be granted by the owner of the sending parcel and accepted by the Board of County Commissioners and recorded in the official public records prior to preliminary plat approval for the receiving area.
- C. To support the Wimauma Main Street Core and economic development, stacking of TDR and Affordable Housing Density Bonuses will be allowed and encouraged in the Wimauma Downtown Receiving Zone. Stacking of TDR shall not be permitted in WVR-2 to WVR-2 transfers.

Stacking Calculation Example:

1 acre parcel with a Future Land Use of Residential-6, within the Wimauma TDR receiving

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zone, with no wetlands may be considered for up to 6 dwelling units. Applying for an Affordable Housing Density Bonus will increase the Residential 6 to the next highest category (Residential 9). The TDR receiving parcel may now be considered for as many as 9 dwelling units. The TDR sending parcel with a Future Land Use of WVR-2 may transfer density at a ratio of 2 DU/GA to 4 DUGA. The receiving of dwelling units shall not exceed 4 DU/GA within the Wimauma TDR receiving zone. Therefore, the total number of dwelling units that may be considered on a 1 acre parcel as described above is $9 + 4 = 13$ dwelling units. Alternatively, the same parcel in this example may be considered for 10 dwelling units if not utilizing the AHDB. Any density considered above the Future Land Use Category shall be by a Planned Development.

Article XII – Definitions

Part 12.01.00 – Definitions

Community Garden (RP-2/WVR-2):

A community garden is an unenclosed use located within a Neighborhood Center or elsewhere of an RP-2 Planned Village or WVR-2 Neighborhood, which is dedicated to small scale urban agriculture and gardened by residents or the general public. It may be publicly or privately owned and managed.

Community Farm (RP-2/WVR-2)

A passive, bona fide agricultural use located within the Open Space of an RP-2 Planned Village or WVR-2 Neighborhood that shall be integrated and compatible with the proposed development. A community farm may be publicly or privately owned and operated.

Farmers Market (RP-2/WVR-2)

A temporary, outdoor vendor use occurring only in the Flexible Market Space within the Neighborhood Center of an RP-2 Planned Village or WVR-2 Neighborhood and regulated as a type of Temporary Vendor in accordance with Land Development Code 6.11.101.02 (Temporary Vendors).

Food Truck (RP-2/WVR-2)

A large, motorized vehicle or trailer, equipped to cook, prepare, serve, and/or sell food within Flexible Market Space within the Neighborhood Center of an RP-2 Planned Village or WVR-2 Neighborhood and regulated as a type of Temporary Vendor in accordance with Land Development Code Section 6.11.101.02 (Temporary Vendors)

Flexible Market Space (RP-2/WVR-2)

An improved privately owned property located within the Neighborhood Center of an RP-2 Planned Village or WVR-2 Neighborhood for the purpose of staging temporary uses. Uses may include Farmer’s Market, Food truck(s), neighborhood fairs, circus/carnivals, and other uses identified as Temporary.

Live-Work Unit (RP-2/WVR-2)

A single building located in an RP-2 Planned Village, Wimauma Village Neighborhood or the Wimauma Village Downtown which integrates one residence and a non-residential use, as permitted in Section 6.11.48, which is primarily operated by the live/work occupant.

Active Open Space (RP-2)

Open space areas within an RP-2 Planned Village which are not located within a Neighborhood Center that may include a community farm use, community garden, community gathering place, active recreation or passive recreation.

Active Recreation (RP-2/WVR-2)

A type of Open Space within an RP-2 Planned Village not restricted to residents-only which provides for structured recreational activities for teams or individuals, or which provide active facility sites for non-organized play, requiring specialized development and management which may restrict general use of the park or facility. Examples include, but are not limited to, soccer fields, softball/baseball fields, basketball courts, tennis/pickleball courts, skate parks and swimming pools.

Neighborhood Green (WVR-2)

A type of passive open space within the Wimauma Village Residential neighborhood, located at the intersection of streets and bounded by streets on all sides. Such areas to be provided with walks, lawns, trees, benches and ornamental structures such as fountains.

Neighborhood Center (RP-2/WVR-2)

The acreage of an RP-2 Planned Village or Wimauma Village Neighborhood developed as a block, compilation of blocks or part of a larger block allowing specified Neighborhood Center uses which are primarily non-residential.

Article VI – Special and Conditional Uses

Sec. 6.11.101.02. – Temporary Vendors

Temporary vendors located on private property shall conform with the following requirements. Approval of a Conditional Use zoning permit is not required.

A. Site Requirements

1. Except as noted below, temporary vendors shall be permitted only on parcels zoned for commercial or office uses, excluding parcels zoned O-R:

a. Temporary vendors sponsored by non-profit organizations shall also be permitted on parcels owned by the organization in residential or agricultural zoning districts.

b. Farmer’s Markets and, Food Truck(s), as defined by the Land Development Code, shall be permitted in accordance with these requirements as a Temporary Vendor when located in the Flexible Market Space of a Neighborhood Center located within a RP-2 Planned Village or WVR-2 Neighborhood.

2. Multiple vendors shall be allowed to occupy a parcel concurrently.

3. If located on a developed parcel, the vendor shall not obstruct vehicle driveways.

4. Restroom facilities shall be available for use by vendor employees and patrons. Alternatively, portable toilets may be utilized on the host parcel.

5. All elements of the temporary vendor use, including but not limited to merchandise, vehicles and structures, shall maintain a ten-foot setback from all property lines.

6. Building permits shall be obtained for all structures in accordance with the requirements of the Florida Building Code.

B. Operational Requirements

1. All employee and patron vehicles shall be parked on the host parcel, unless otherwise stated in the RP-2 Planned Village or Wimauma Village Neighborhood regulations. Parking in road rights-of-way shall be prohibited. The vendor activity shall not interfere with safe traffic movement on adjacent streets.

2. One recreational vehicle shall be permitted on the parcel for sales and security purposes.

3. Sales shall be limited to the hours between 7:00 a.m. and 10:00 p.m., unless otherwise stated in the RP-2 Planned Village or Wimauma Village Neighborhood.

4. All trash and debris shall be removed nightly.

5. Permits shall be obtained by a licensed contractor for all electric connections.

6. Signage for temporary vendors is allowed upon compliance with the following; (i) pennant/banners may be displayed at a height of no more than 18 feet; (ii) temporary banners shall not exceed one square foot per ten square feet of a vehicle/cart or temporary tent footprint; (iii) shall be on parcels non-residentially zoned; (iv) shall be attached to poles designed expressly for that purpose or attached to a vehicle/cart or temporary tent; (v) pennants/banners that are frayed, torn or otherwise in disrepair are prohibited; (vi) a sign permit is not required; and (vii) external illumination is authorized.

7. Except for a pennant/banner sign as described above, no other freestanding signs of any kind are permitted.

8. If a tent or canopy is utilized, a tent permit shall be obtained from the Hillsborough County Fire Marshal.

9. The vendor shall possess a current Hillsborough County occupational license for a "retail sales peddler" valid at the proposed vendor location. The license shall be kept on site during business hours and shall be made available for review by Hillsborough County upon request.

10. The vendor shall possess a food permit from the Florida Department of Agriculture if selling any food other than legumes in the shell (parched, roasted or boiled) and fresh fruits and vegetables. The permit shall be kept on site during business hours and shall be made available for review by Hillsborough County upon request.

11. The vendor shall possess a valid lease from the property owner. The lease shall be kept on site during business hours and shall be made available for review by Hillsborough County upon request.

C. Failure to comply with any of the above standards or requirements may result in Code Enforcement action, including fines, against the property owner.

Sec. 6.11.130 – Flexible Market Space

1. This use shall be located only within an RP-2 or Wimauma Village Neighborhood Planned Development.

a. This use shall be located within a Neighborhood Center.

2. The maximum size shall be one acre, which shall include the sales areas and any on-site parking.

3. One Flexible Market Space shall be permitted per Planned Development.

4. Uses permitted include temporary vendors (including Farmers Markets and Food Trucks), Neighborhood Fairs and Circus/Carnivals.

a. A Conditional Use Permit for a Neighborhood Fair and Circus/Carnival shall be required.

b. When operating a Neighborhood Fair, per Land Development Code Section 6.11.11, the temporary sale and consumption of alcoholic beverages is licensed by the State and shall occur no more than six times within a 12-month period. A Temporary Alcoholic Beverage

- Sales Sign-off/Verification application will be needed. No “wet zoning” of the subject property is required.
- c. If the site will provide more than six events with a Temporary Alcoholic Beverage permit within a 12-month period, a permanent “wet zoning” of the property will be required.
 5. The Flexible Market Space shall provide permanent public restroom facilities.
 6. The use of temporary vendors in the Flexible Market Space shall comply with the following:
 - a. The temporary vendors shall utilize the Flexible Market Space a minimum of 4 times but no more than 12 times per year. It shall be the responsibility of the Flexible Market Space property owner to ensure compliance with this regulation.
 - b. Temporary vendor signage for the Flexible Market Space shall be in accordance with Land Development Code Section 6.11.101.02.
 - c. Notwithstanding LDC Section 6.11.101.02, Temporary Vendors shall operate only on Fridays, Saturdays and/or Sundays, from 7:00 AM to 10:00 PM.
 - d. Unless otherwise stated, Temporary Vendors shall operate with the setbacks and requirements provided in Land Development Code 6.11.101.02.
 7. Neighborhood Fairs shall operate in compliance with the setback and other requirements provided in Land Development Code Section 6.11.64.
 8. Circus/Carnivals shall operate in compliance with the setback and other requirements provided in Land Development Code Section 6.11.26.
 9. To ensure stormwater drainage, public utilities, accessibility and parking requirements in accordance with Land Development Code Part 6.05.00 are met, a flexible Market Space shall be reviewed through the Site Development process.
 10. The surface of the Flexible Market Space and its on-site parking shall be constructed with a durable and dustless surface, including, but not limited to asphalt, cement or equivalent improvement. No slag, rock, pea gravel or other loose type of material shall be used. In making a determination as to the suitability of an equivalent improvement, the Administrator shall find that such improvement: (a) provides a safe and permanent surface, suitable for the quantity and quality of the use; (b) provides a surface which will accept permanent delineation of parking spaces, aisles, accessways and maneuvering areas; (c) provides surface that will not contribute to erosion or sedimentation, either on-site or off-site; and, (d) provides a surface that meets the design standards of Hillsborough County.
 11. Should the site provide electrical service, permits shall be obtained by a licensed contractor for all electrical connections.
 12. Building permits shall be obtained for any structures to be utilized.
 13. If a tent or canopy is used, a tent permit shall be obtained from the Hillsborough County Fire Marshal.
 14. For the purposes of buffering and screening, a Flexible Market Space use shall be considered a “Group 5” use.

Sec. 6.11.131 – Farmer’s Market (temporary vendor)

1. This use shall be located only within an RP-2 Planned Village or Wimauma Village Neighborhood Planned Development.
2. This use shall be located within a Neighborhood Center’s Flexible Market Space.

3. Sales shall be limited to fresh fruit and vegetables, foods processed from fruit and vegetables (such as but not limited to cider, jams, jellies, relishes, pickles, syrups), honey, plants, flowers and trees.
4. The sales of general merchandise or crafts shall not be permitted.
5. A current Hillsborough County occupational license for retail sales at the proposed location shall be required when produce not grown on the parcel is sold.
6. If food other than fresh fruits and vegetables will be sold, a current food permit from the Florida Department of Agriculture shall be required.
7. Notwithstanding Land Development Code Section 6.11.101.02, Farmers Markets (when not operated as part of a Neighborhood Fair) shall operate in accordance with the Flexible Market Space's frequency, day and time requirements for temporary vendors.
8. The use of a Farmer's Market in connection with a Neighborhood Fair shall comply with the setback and other requirements provided in Land Development Code Section 6.11.64.

Sec. 6.11.132 – Food Truck (temporary vendor)

1. This use shall be located only within an RP-2 Planned Village or Wimauma Village Neighborhood Planned Development.
2. This use shall be located within a Neighborhood Center's Flexible Market Space.
3. Notwithstanding Land Development Code Section 6.11.101.02, Food Trucks (when not operated as part of a Neighborhood Fair) shall operate in accordance with the Flexible Market Space's frequency, day and time requirements for temporary vendors.
4. The use of Food Trucks in connection with a Neighborhood Fair shall comply with the setback and other requirements provided in Land Development Code Section 6.11.64.

Sec. 6.11.133 – Community Garden

1. This use shall be located only within an RP-2 Planned Village or Wimauma Village Neighborhood Planned Development.
2. When located within an RP-2 Planned Village or Wimauma Village Neighborhood's Neighborhood Center, the Community Garden shall be a maximum 1 acre in size. This size shall include the garden area, buffer area if required and any on-site parking if required.
3. When located outside of an RP-2 Planned Village or Wimauma Village Neighborhood's Neighborhood Center, the Community Garden shall not exceed 3 acres in size. This size shall include the garden area, buffer area if required and any on-site parking if required.
4. Community Gardens may be improved with the following, but not be limited to, signage, benches, tool sheds, garden plots, and educational materials and exhibits. Any structures shall follow the Land Development Code's Accessory Structure setbacks.
5. The open storage of any materials, soil, mulch, compost or the like shall not be permitted.
6. A community garden may not be utilized in lieu of the Community Gathering Place requirement per Policy 16.15 of the Unincorporated Hillsborough County Comprehensive Plan Future Land Use Element.
7. On-site sales of produce is not permitted.

8. Community Gardens depicted on a site plan not located within a Neighborhood Center may be up to 3 acres in size and shall at a minimum utilize a 10 foot buffer and type A screening when located adjacent to a residentially zoned lot or residential use.
9. For the purposes of buffering and screening, a Community Garden use shall be considered a "Group 6" use.

Sec. 6.11.134 – Live-Work Units (within an RP-2 Planned Village or Wimauma Village Neighborhood)

1. These requirements shall apply to Live/Work units within RP-2 Planned Village.
2. Permitted non-residential uses within a Live/Work unit include: PC: Uses permitted include art gallery or studio, home-based business, personal service (no laundry or dry cleaning), photography studio, or professional service use. The storage of any materials related to the non-residential use outside (enclosed or open) shall not be permitted.
3. Live/Work units shall contribute to density.
4. A two or three story structure shall be utilized. One-story structures are not permitted for the Live/Work unit use.
5. Live/Work units shall be occupied by the primary operator of the Live/Work unit's non-residential use.
6. The Live/Work unit shall allow for a maximum of two employees or two independent contractor's who do not reside in the Live/Work unit. The Live/Work unit may have additional off-site employees who do not work in or live in the Live/Work unit.
7. If a two-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor of the unit and account for a maximum of 50% of the overall structure's square footage. The residential use shall occur within the entirety of the second floor of the unit.
8. If a three-story unit is used, permitted non-residential uses shall occur within the entirety of the first floor only. The second floor may be utilized for permitted non-residential uses or the residential use. The third floor shall be utilized the residential use only. Non-residential uses shall account for no more than 50% of the overall structure's square footage. No more than one residential unit shall be permitted within a three-story live/work unit.
9. In the Wimauma Village Neighborhood, the Live/Work Lot Type per Table 3.24.01 shall be utilized, unless otherwise stated. When located in a Wimauma Village Neighborhood's Neighborhood Center, no additional setback due to height is required.
10. For the purposes of buffering and screening, the live/work unit shall be considered a multi-family use.
11. Resident parking shall be provided.
12. Notwithstanding Land Development Code Section 6.05.02.E., customer/employee parking shall be provided at a parking standard of 1.5 spaces per each Live/Work unit. For the purposes of this regulation, employee parking is to accommodate employees of the Live/Work unit's non-residential use who are not the primary operators and who do not live within the Live/Work unit.

- a. The use of compact parking shall be limited to a maximum of 20% of the total required customer/employee parking.
- b. Customer/Employee disabled parking shall be provided in accordance with Land Development Code Section 6.05.02.J. (Disabled Parking).

13. Should surface parking be utilized for some or all resident parking and for some or all customer/employee parking, each space shall be delineated with markings to designated individual parking spaces for residents and for customers/employees. All surface parking shall be located to the rear or side of the Live/Work units.

14. Alternatively, on-street parking to accommodate some or all customer/employee parking may be provided and shall be located directly in front of the live/work units. Such spaces shall be designated for Live/Work customer parking only.

Sec. 6.11.135 – Community Farm

1. This use shall be located only within the Open Space of an RP-2 Planned Village or Wimauma Village Neighborhood Planned Development.
2. The size of the farm may be no more than 50 percent of the open space of the RP-2 Planned Village or WVR-2 Neighborhood and this calculation shall be all encompassing of farming use.
3. The Community Farm shall permit a maximum of one single-family residential use in connection with the care, operation and maintenance of the community farm. This residential use shall be included in the project's maximum density.
4. A community farm may be publicly or privately owned.
5. Prohibited uses include the following: packing houses, labor camps and agricultural manufacturing.
6. Open storage shall be permitted in accordance with Land Development Code Section 6.11.123 (Open Storage in Agricultural Districts).
7. Agricultural Stands shall be allowed when in accordance with Land Development Code Section 6.11.09 (Agricultural Stands).
8. No sales, with the exception of an Agricultural Stand, shall be permitted on the community farm.