

COMMERCIAL LOCATIONAL CRITERIA
PROPOSED PLAN AMENDMENTS

Neighborhood Commercial Locational Criteria

Objective 22: Locational criteria for neighborhood serving commercial uses shall be implemented to locate and scale new commercial development in nodes consistent with the character of the surrounding areas, the accessibility of the site, and the availability of public facilities.

Policy 22.1:

The locational criteria for neighborhood serving commercial uses in specified land use categories will:

- a. provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- b. establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of the development is generally consistent with surrounding character; and
- c. establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided while preventing strip commercial.

Policy 22.2:

Neighborhood serving commercial uses shall meet the following:

- a. *Location:* Intersection of arterials and collectors, or an arterial or collector with a *major local roadway* (as defined in this Comprehensive Plan). Three way, or “T” intersections are considered full intersections for locational purposes.
- b. *Roadway characteristics:*
 - At least 2 lanes of traffic are required on both roadways; depending on traffic generation rates, proposed developments may require turn lanes to provide adequate accessibility to the site.
 - Classified as Urban General, Suburban Town, Suburban Residential or Rural on the Hillsborough County Context Classification Map.
- c. *Maximum gross leasable area per use:* 30,000 sq. ft.
- d. *Maximum building size per quadrant (T intersections assume four quadrants, two of which are contiguous):*
 - Industrial categories: 30,000 sq. ft.
 - Rural-Agriculture and Rural Residential Land Use Categories allowing less than 2 units per acre: 40,000 sq. ft.
 - Residential categories allowing less than 2 units per acre: 110,000 sq. ft.
 - Residential and mixed-use categories allowing 2 units per acre or more: 175,000 sq. ft.
- e. *Maximum distance from intersection:* 1,000 ft. measured from the intersection of the right-of-way lines. Sites may extend beyond the prescribed distance as long as at least 75% of the site frontage is within the 1,000-foot distance.
- f. *Minimum separation between nodes:* (measured from the center of the intersections)
 - Residential and Industrial categories: One half (1/2) mile.
 - Agriculture and Rural Residential land use categories: Two (2) miles.
- g. *Single or multiple sites:* A neighborhood commercial node or quadrant may be comprised of a single or multiple development sites. When multiple sites make up a node or quadrant, those sites that are not located at the intersection but are within the maximum distance prescribed shall not be deemed “strip commercial.”

Policy 22.3:

The following adopted maps/documents shall be used to verify intersection characteristics:

- a. Hillsborough County Functional Classification Map - roadway functional classification
- b. Long Range Transportation Plan (Cost Feasible Plan/Map) – current and future number of lanes. The five-year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.
- c. Hillsborough County Context Classification Map – Context classification

Policy 22.4:

Large mixed use projects (typically, over 160 acres and 500 dwelling units) may contain neighborhood serving commercial uses that do not meet locational criteria as long as they:

- a. do not exceed 20% of the project acreage,
- b. are integrated into and located internal to the mixed-use development and
- c. do not front on external roadways, and
- d. are appropriately scaled with other uses within the project.

Policy 22.5:

The Land Development Code (LDC) shall be amended to establish a new *Neighborhood Commercial – Low Intensity* zoning district to accommodate neighborhood commercial uses. The Planned Development district shall also be offered as an option, as long as the development meets the purpose and intent of Objective 22 and the Neighborhood Commercial-Low Intensity zoning district.

- a. The district shall be based on the Neighborhood Commercial district but eliminate uses which typically draw customers from other neighborhoods (e.g., auto-oriented uses) and specify which uses would not be appropriate for Rural/Agricultural areas.
- b. The LDC shall establish a list of uses and specify their appropriate locations. Office uses shall only be allowed as secondary uses and located to serve as a transition between commercial and residential developments.
- c. The new zoning district shall establish site design standards such as setbacks, height and buffer requirements.
- d. The Land Development Code shall include building form design standards for neighborhood commercial development to reflect the desired character of the area (rural, suburban, urban) and pedestrian scale.
 - Buildings must be oriented to the street, while parking and utilities must be located behind the building.
 - The most intense land uses shall be clustered and oriented toward the intersection, while providing less intense uses, such as offices, professional services or specialty retail (i.e., antiques, boutiques) toward the edges of the node.
 - Require safe pedestrian and vehicular connections to surrounding residential developments. While direct connections to existing residential developments may be opposed by the residents, pedestrian connections must be optimized through the public realm. New developments shall provide such pedestrian connections.
 - Encourage and incentivize the provision of housing (especially affordable housing) above ground level commercial uses.
 - Require adequate setbacks, buffers and screening between commercial and residential uses.

Policy 22.6:

The approval of a rezoning application to locate neighborhood commercial within a residential land use category is not guaranteed. The review of such request must consider the following factors:

- a. land use compatibility (as defined in the Definitions section of this Plan),

- b. adequacy and availability of public services,
- c. environmental impacts,
- d. consistency with the Community Vision Plans contained in the Livable Communities Element,
- e. consistency with the County’s mobility goals and proposed phasing to coincide with long range transportation improvements, and
- f. consistency with other policies of the Comprehensive Plan and zoning regulations.

Policy 22.7:

No waivers shall be granted to the requirements established within this Objective. However, in cases of uncertainty regarding the classification of a roadway, the Board of County Commissioners may review the request against the intersection criteria and determine if more updated roadway information or conditions warrant the approval of the request.

Policy 22.8:

Existing neighborhood commercial developments are not required to meet the neighborhood commercial locational criteria unless proposing a site or building expansion that would be inconsistent with the purpose and intent of this Objective.

Proposed developments not meeting the locational criteria may request a future land use map amendment to a commercial or mixed-use category that allows consideration for the proposed scale of development.

COMMERCIAL REDEVELOPMENT AND INFILL

Objective 25: The County shall implement commercial redevelopment strategies to concentrate commercial uses, revitalize older commercial areas, and encourage mixed use projects that include commercial development.

Policy 25.1: Incentive

The redevelopment or revitalization of rundown strip commercial areas shall be encouraged. Redevelopment or infill office/mixed use projects choosing to locate in established areas of strip commercial development may attain a fifty percent incentive above the maximum F.A.R. of the respective land use category, subject to a site plan controlled development and that at least two of the three redevelopment provisions below are met:

Policy 25.4

Office uses may be permitted within residential future land use categories on parcels that are unsuitable or undevelopable for residential development. The rezoning must be to a site plan-controlled district or to a zoning district restricting uses to residential scale office. Sites which may be unsuitable or undevelopable may include but are not limited to: parcels altered due to the acquisition of adjacent land for public purposes or natural features (rivers, lakes or preservation areas) either of which may isolate a parcel, or if existing development has isolated a parcel along a roadway shown on the adopted Long Range Transportation Plan. Parcels must be five usable acres or less. However, all parcels under five usable acres may not qualify for consideration of this provision.

Objective 26: ^{xviii}

The County shall identify specific target industry clusters, target industries, and target businesses; shall establish corresponding “economic development areas” and shall provide incentives for the location of desirable economic growth in these areas.

Policy 26.6:

In industrial land use categories, up to twenty percent (20%) of the project land area, when part of larger industrial developments (those industrial and/or office parks greater than 300,000 square feet total) may be considered for certain neighborhood retail and service uses; generally, the amount of commercial uses permitted in this type of development will not exceed the maximum square footage stated in Objective 22 (Commercial Locational Criteria). Retail activities may also be considered in industrial areas as freestanding uses if it is demonstrated to serve the greater industrial area, pursuant to the provisions of the Locational Criteria ^{xix}.

Objective 30: Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

Policy 30.5:

Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.

Wimauma Village Residential -2

Objective 48: In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate Wimauma Village Residential-2 areas inside the boundaries of the Wimauma Village Plan, that are

suited for agricultural development in the immediate horizon of the Plan, but may be suitable for the expansion of the Village as described in this Plan.

Typical Uses

Agriculture, residential uses, multi-purpose and clustered projects. To satisfy locational criteria requirements for non-residential uses, the required non-residential square footage shall be contained, to the greatest extent possible, in the Wimauma Village Downtown, the Wimauma Village Light-Industrial / Office District & the West End Commercial District.

Residential support uses are permissible uses in the Wimauma Village Residential-2 (WVR-2).

8.2 LIVABLE COMMUNITIES NEXT STEPS

GOAL 20: Provide for the implementation of Livable Communities Considerations.

OBJECTIVE 20-1: Integrate comprehensive plan and other Hillsborough County policies relating to livable roadways into the planning and design process for transportation infrastructure through a process of interagency coordination.

20-1.3: Continue to implement the North Dale Mabry Corridor Plan, adopted by the Board of County Commissioners on December 12, 1989. Within the North Dale Mabry Corridor Plan, office uses may be considered pursuant to the locational criteria. Commercial uses should be located within designated activity centers. A process to reevaluate and update the corridor plan should be completed by the community and Hillsborough County by December 2007 and reevaluated each ten years thereafter.

FUTURE LAND USE CATEGORIES

The following categories allow neighborhood commercial subject to the Commercial Locational Criteria:

- Agricultural/Mining -1/20 (AM-1/20)
- Agricultural - 1/10 (A-1/10)
- Agricultural/Rural - 1/5 (AR-1/5)
- Agricultural Estate-1/2.5 (AE-1/2.5)
- Residential-1 (RES-1)
- Residential-2 (RES-2)
- Residential Planned-2 (RP-2) – this category states that community commercial is allowed and subject to criteria [the plan does not include criteria for community commercial]
- Wimauma Village Residential-2 (WVR-2) – provides specific locations where neighborhood commercial may locate
- Residential-4 (RES-4)
- Residential-6 (RES-6)
- Residential - 9 (RES-9)
- Residential -12 (RES-12)
- Residential -16 (RES-16)
- Residential-20(RES-20)
- Residential-35 (RES-35)
- Neighborhood Mixed Use-4 (3)(NMU-4(3)) – punctuation needs attention “Suburban scale neighborhood commercial limited to 110,000 sq. ft. or 0.25 FAR, whichever is less intense. For free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.”
- Suburban Mixed Use-6 (SMU-6) – “Office uses, research corporate park uses, light industrial multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following requirements.” Light industrial uses may achieve an FAR up to 0.50.”
- Research/Corporate Park (RCP)
- Light Industrial Planned (LI-P)
- Light Industrial (LI)
- Heavy Industrial (HI)

CLC compliance not required:

- Planned Environmental Community – 1/2 (PEC 1/2)
- Community Mixed Use -12 (CMU-12) – requires rezoning to PD. Recommend allow rezonings to NC and NC-L for developments of 10 acres or less
- Office Commercial-20 (OC-20) – this is the only FLUC that does not require compliance with CLC and does not require rezoning to PD
- Urban Mixed Use - 20 (UMU-20) - requires rezoning to PD. Recommend allow rezonings to NC and NC-L for developments of 10 acres or less
- Innovation Corridor Mixed Use-35 (ICMU-35) - requires rezoning to PD
- Regional Mixed Use-35 (RMU-35) - requires rezoning to PD. Recommend allow rezonings to NC and GC for developments of 10 acres or less

COMPREHENSIVE PLAN DEFINITIONS

Commercial Uses - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Community Activity Centers - These activity centers designate Transportation Analysis Zone (TAZ) locations for existing and future major regional employment clusters that have more than 1,000 regional commercial or service employees and/or locations around fixed guideway transit stations. It is anticipated that these locations will emphasize a focal point for surrounding neighborhoods that will include a variety of public facilities and services including commercial and office development, integration of viable residential neighborhoods and the redevelopment of areas within the activity center appropriate for higher intensity uses. It is anticipated that regional shopping centers, major office and employment areas, higher educational facilities and professional sports and recreation complexes exist or will develop in higher concentrations. Higher residential densities can also be considered for these areas as services and facilities become available to provide the necessary infrastructure. Existing viable low density residential uses found within or adjacent to the Community Primary Activity Centers should be protected through policies of the Comprehensive Plan. Ultimate limits of the Primary Community Activity Center shall be coordinated with fixed-guideway transit plans (such as rail or bus rapid transit) where applicable and determined by a Special Area Plan and/or Multimodal District analysis.

Community Serving Commercial/Community Commercial - Commercial development and uses of a greater intensity than neighborhood serving commercial uses. Uses include, but are not limited to, general and intensive retail, wholesale, warehousing, and office uses, and major auto or commercial vehicle sales, service, and repair. The intensity of community serving commercial shall be as provided for in the criteria and development standards for community serving commercial uses. Agriculturally oriented community serving commercial uses include farm machinery sales, service, and repair.

Compatibility- Defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following- height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Established Neighborhood - A neighborhood where platted, or otherwise divided, lands have been at least eighty percent developed and occupied without substantial deterioration since such development.

Mixed or Multiple Use - The mixture of more than one land use within a single building, or within a single project in separate buildings, such uses planned in a coordinated manner under a single master development plan. Land uses, which when combined constitute mixed or multiple uses, exclude parks, golf courses, schools, and public facilities (fire stations, utility substations, etc.). Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, office and industrial uses.

Neighborhood - An integrated area related to the larger community of which it is a part and consisting primarily of residential districts.

Neighborhood Serving Commercial/Neighborhood Commercial - Retail commercial and office development serving the daily needs of one or several contiguous neighborhoods. Developments are typically small, compared to community and regional-serving commercial, and include convenience goods and personal services.

Office - A structure for conducting business, professional, or governmental activities in which the showing or delivery from the premises of retail or wholesale goods to a customer is not the typical or principal activity.

Regional Activity Center - This designation refers to the high concentration of government centers, high intensity commercial uses and potential high density residential development that will emphasize the Central Business District of Tampa as the central core of the Tampa Bay Region, as well as the Westshore Area with its major office and employment areas and the University of South Florida area with its higher educational facilities.

Regional Serving Commercial/Regional Commercial: Commercial development and uses of a greater intensity than community serving commercial uses. Uses serve an entire metropolitan area and may include, but are not limited to,

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regional retail, wholesale, warehousing, and office uses, shopping malls, retail outlets, light industrial, and major auto or commercial vehicle sales, service, and repair.

ZONING CODE

Table of Allowable Uses in Zoning Districts

Key: P = Permitted. C = Conditional Use, permitted pursuant to standards of Article VI (no public hearing required unless specified in applicable section) and the procedures of Section 10.01.00. ;b§\b; = Special Use, noticed public hearing required and subject to standards of Article VI. Reviewed pursuant to Section 10.02.00. A = Accessory use, permitted pursuant to Article VI. N = Potentially permitted pursuant to Section 6.11.65. CNR = Conditional Use/No Review, permitted without prior zoning review subject to requirements of Part 6.11.00. Blank = Prohibited.

	CN	CN-L
Agricultural Uses		
Agricultural Stands—Temporary or permanent	C	
Beekeeping	P	
Farm Worker Housing ⁷	C	
Plant Farm	P	
Residential Uses		
Accessory Structures	C	
Affordable Housing Development		
With a density bonus		
Without a density bonus		
Apartments, Commercial	C	C
Bed and Breakfast Establishment	C	
Community Residential Homes Type B & C	S	
Dormitories	C	
Dwelling, Multi-family [PER FLUM DENSITY]		C
Family Day Care Home	P	P
Parks Security Mobile Home	C	
Recovery Home A	S	
Recovery Home B	S	
Single-Family Efficiency	C	
Temporary Manufactured Home Facilities	C	
Cultural/Institutional Uses		
Churches and Synagogues (300 seats or less)	C	C
Churches and Synagogues (301 seats or more)	C	C
Libraries	P	P
Membership Organizations	C	
Pre-K, Day Care, Child Care and Child Nurseries	C	C
Schools, Private and Charter (K—12)	P	P
Schools, Public (K—12) ⁵	P	P
Neighborhood, General and High Intensity Business and Commercial		
Accessory Retail	P	
Adult Care Centers	C	C
Alcoholic Beverage ⁸	C	?
Alcoholic Beverage	C	?

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Apparel and Shoe Store	P	P
Appliance Stores, Small	P	P
Art Supply Store	P	P
Automated Teller (ATM)	A	A
Automotive Supply Store	P	P
Bank/Credit Union	P	P
Banquet and Reception Halls	P	
Bicycle Sales	P	P
Bicycle Repair	C	C
Blueprint [SEE PRINTING SERVICES]	P	--
Book/Stationary Store, New and Used	P	P
Brew Pub	P	P
Camera/Photography Store	P	P
Canopies and Gasoline Pump Islands as Accessory Uses	C	
Car Wash Facilities	C	
Commercial, Vocational and Business Schools	P	
Convenience Store With or Without Gas Pumps	C	P
Drug Stores	P	P
Dry Cleaners, Small	P	P
Dry Cleaners, General	P	
Electric/Electronic Repair, Small	P	P
Florist Shop	P	P
Food Product Stores: Bakery, Candies & Nuts, Dairy, Delicatessens, Meat Seafood and Produce	P	P
Free-Standing Taverns, Bars, Lounges, Nightclubs and Dance Halls	P ¹	C
Funeral Homes and Mortuaries, With or Without Accessory Crematoriums	P	
Furniture/Home Furnishings	P	
Gasoline Sales and Service	C	
General Business, Such as Retail Goods and Stores	P	P
Grocery Stores	P	P
Gun Sales	P	
Hardware Store	P	P
Hotels and Motels	C	
Jewelry Store	P	P
Kennels [PET DAY CARE]	C	P
Laundries (Self-Serve)	P	P
Liquor Store	P ¹	P
Locksmith	P	P
Mail and Package Services	P	P
Mail Order Office	P	?
Mail Order Pickup Facilities	P	P
Medical Marijuana Dispensing Facility	C	

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Microbrewery	C	C
Mini Warehouses		
Motor Vehicle Repair, Neighborhood	C	C
News Stand	P	P
Novelty and Souvenir Shop	P	P
Optician/Optical Supplies	P	P
Pet Shop	P	P
Photography Studio	P	P
Printing Services	P	P
Restaurants (Eating Establishment)	P	P
Restaurants with Drive-Up Facilities	C	
Service Station	C	
Sexually Oriented Businesses	P ⁹	
Shopping Centers	P	P
Specialty Food Store	P	P
Sporting Goods Store	P	P
Supermarket	P	P
Tobacco Shop	P	P
Travel Agencies	P	P
Vehicle Parts Sales	C	C
Vendors, Temporary	CNR	
Watch, Clock, Jewelry Repair	P	P
Wedding Chapel	P	
Industrial, Manufacturing and Distribution Uses		
Land Excavation (Dry)	S	
Land Excavation (Lake Creation, Lake Clearing and Stockpile Removal)	S	
Office and Professional Services		
Animal Hospital/Veterinary Clinic, General and Small, With or Without Accessory Crematoriums	C	C
Barber, Beauty Shop	P	P
Business Services	P	P
Diagnostic Centers, which Provide Radiology, Medical Screening and Testing Services	P	P
Blood/Plasma Banks and Donation Centers	P	
Employment Services	P	P
Family Support Services	P	P
Freestanding Emergency Room	C	
Government Office	P	
Health Practitioner's office	P	P
Medical Offices or Clinics with Scheduled or Emergency Services by Physicians	P	P
Personal Services	P	P
Professional Office	P	P
Professional Services	P	P

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Outdoor, Passive and Recreational Uses		
Golf Club /Country Club	P	
Golf Driving Range	S	
Neighborhood Fair	C	
Public Parks & Recreation Facilities	P	P
Private Skateboard Ramps		P
Recreational Uses, General Indoor/Outdoor	P	
Recreational Uses, Private Community	P	
Recreational Use, Passive	P	P
Swimming Pools	C	C
Ultralight Flight Park	C	
Neighborhood and General Public Service and Emergency Service Uses		
Ambulance Services	P	
Communication Facilities, Wireless ⁶	C ³	
Communication Facilities, Wireless on Schools ⁶	S	
Components of Wastewater Systems	C	C
Components of Water Systems	C	C
Electricity Substations	C	C
Fire Stations	C	C
Flow Equalization Tanks	P	
Radio and Television Transmitting and Receiving Facility	S	
Public Service Facilities	C	C
Public Use Facilities	C	C
Wastewater Plants and Systems	S	
Wind Energy Conversion Systems (WECS, Small Scale)	C	
Wind Energy Conversion Systems (WECS), Medium Scale	C	
Regional Cultural and Entertainment Facilities		
Colleges and Universities	P	
Solid Waste Facilities		
Recyclable Household Goods Facilities, Permanent Structure	C	
Recyclable Household Goods Facilities, Truck Trailer	C	
Recyclable Material Drop Off Center	A	

Endnotes:

¹ Separate Alcohol Beverage Special Use Permit required.

² Permitted only in HI (Heavy Industrial) Comprehensive Plan Category.

³ Reviewed and permitted in accordance with the design standards of Article VI at site development/building permit review, unless separation requirement is not met. In such cases, a noticed public hearing is required.

⁴ Permitted subject to review according to Public Facility Siting Policy.

⁵ Permitted subject to review procedures of Interlocal Agreement with School Board.

⁶ In Planned Development (PD) districts approved after October 1, 2005, wireless communication facilities are permitted only if expressly allowed by the conditions of approval, except as otherwise permitted by Sections 6.11.29.A., B.

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⁷ A special use permit is required if the project does not conform to the requirements of Section 6.11.39 or if the project is located in the suburban or urban land use categories.

⁸ Special Use permit reviewed in accordance with the procedures of Section 10.02.00 may be required under certain circumstances as described in Section 6.11.11.

⁹ Permitted subject to Section 2.02.06 (Additional Location Restrictions for Sexually Oriented Businesses) and Ordinance 06-25.

¹⁰ Permitted without Special Use review subject to the requirements of Section 6.11.117 provided the support tower for the WECS does not exceed 10 feet in height as measured from point of installation at grade or, when applicable, point of installation on rooftop.

¹¹ Subject to the residence determined legally nonconforming.

¹² Restricted to entertainment/sporting facilities as defined by this Code. All other regional recreational uses prohibited.

¹³ Permitted subject to compliance with Section 6.11.03. and Section 6.11.127.

¹⁴ A minimum lot size of 7,000 square feet is required in addition to all other requirements of Section 6.11.02.

¹⁵ Allowed only if parcel is developed with an owner-occupied single family detached unit.