

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural/Mining -1/20 (AM-1/20^{xxvi})

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 1 dwelling unit per 20 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Mining and related activities, farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, and industrial uses related to agricultural uses. Neighborhood serving commercial uses shall meet established locational criteria for specific land use.</p>	<p>Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate either those areas of long term agricultural character, or those areas currently involved in agricultural and mining productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations.</p> <p>In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.</p>

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural - 1/10 (A-1/10)^{xxvii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 1 dwelling unit per 10 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.</p>	<p>Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate either those areas of long term agricultural character, or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria. As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations.</p> <p>In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.</p>

FUTURE OF HILLSBOROUGH
RURAL-AGRICULTURE LAND USE CLASSIFICATION
Agricultural/Rural - 1/5 (AR-1/5)^{xxviii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 1 dwelling units per 5 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Non-residential uses shall meet established locational criteria for specific land use. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.</p>	<p>Rural scale neighborhood commercial, office or industrial up to 40,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate either those areas of long term agricultural character, or those areas currently involved in agricultural productivity, or other rural uses. This category will also permit residential, rural scale neighborhood commercial, office, and industrial uses in those areas meeting established locational criteria.</p> <p>As long as no subdivision of land is involved, group quarters, temporary housing, rehabilitation centers and residential uses for agricultural/rural related activities can be exempt from the density limitations subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations.</p> <p>In addition, mining activities and commercial and industrial uses directly related to or serving the local mining activities may be permitted in appropriate locations, in conformance with adopted environmental, mining, development regulations, and zoning regulations.</p>

FUTURE OF HILLSBOROUGH
RURAL-RESIDENTIAL LAND USE CLASSIFICATION
Agricultural Estate-1/2.5^{xxix}(AE-1/2.5)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 1 dwelling units per 2.5 gross acres. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.</p>	<p>Rural scale neighborhood commercial, office or multi-purpose projects limited to 20,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas that are best suited for agricultural development, usually defined as located on Short -Term Agricultural Lands, and for compatible rural residential uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.</p>

FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION

PLANNED ENVIRONMENTAL COMMUNITY – 1/2 (PEC 1/2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>1.0 dwelling unit per 2.0 gross acres, provided that the development meets the criteria below and enhances publicly-owned parks/natural resource areas which have a common boundary with the property. The enhancement shall occur through the expansion and/or buffering of large natural resource areas and by implementing development requirements that are above current regulatory criteria.</p> <p>A project qualifying for this category must share a common boundary with a Regional Resource.</p> <p>Any development must be the subject of a Planned Development (PD) zoning category which includes and implements the Special Development considerations for this classification as outlined in the Implementation section of this Plan.</p> <p>A project qualifying for this category must be included within a local government water and wastewater utility service area. Septic tanks and potable water wells are prohibited.</p>	<p>Agriculture, residential, suburban scale neighborhood and community commercial, office uses, activity-based recreation, and mixed use projects.</p> <p>Mining, feed lots, and industrial uses are prohibited.</p>	<p>Suburban scale neighborhood commercial, office or multipurpose projects are limited to 45,000 sq. ft. or .25 FAR, whichever is less intense. Development supporting activity-based recreation shall be limited to .25 FAR.</p> <p>In addition, mixed use projects utilizing the Planned Environmental Community concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses.</p>	<p>Designate areas located within a local government water and wastewater utility service area to provide transitional land uses and to expand Regional Resource protections on privately owned property. Regional Resources as used in this category include large environmentally significant publicly-owned parks/natural resource areas (i.e. ELAPP lands, rivers, streams, bays, and lakes) as defined in this Plan.</p> <p>The category further encourages enhanced buffering, open space, wildlife corridors, public access, enhanced water quality protection of Regional Resources and the protection of parks, natural resources, and public drinking water from adverse impacts.</p>

**FUTURE OF HILLSBOROUGH
RURAL-RESIDENTIAL LAND USE CLASSIFICATION**

Residential-1 (RES-1)^{xxx}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 1.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Rural scale neighborhood commercial, office multi-purpose projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas for rural residential uses, compatible with short-term Agricultural Uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.</p>

FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION

Residential-2 (RES-2)^{xxx}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 2.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas that are best suited for non-urban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic tanks and public water. Some areas, because of environmental or soil conditions, would be appropriate for only public water and sewer in this designation.</p> <p>In addition, suburban level neighborhood commercial, office and multi-purpose projects serving the non-urban areas may be permitted, subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for such land use.</p>

FUTURE OF HILLSBOROUGH
RURAL LAND USE CLASSIFICATION

Residential Planned-2 (RP-2)

RESIDENTIAL GROSS DENSITY

Up to 2.0 dwelling units per gross acre, provided that the development demonstrates a Planned Village Concept, on at least 160 acres. A Planned Village, of at least 160 acres, may utilize transfer of development rights to achieve up to 4 units per gross acre. For parcels of less than 160 acres, the gross residential density may not exceed 1 dwelling units per 5 gross acres, unless the requirements of Policy 39.2 are met, which would allow up to 2 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

Clustering and Mixed Use are required to obtain the maximum gross density per acre. Mixed use for the purposes of this category must demonstrate integration, scale, diversity and internal relationships of uses on site as well as provide shopping and job opportunities, significant internal trip capture and appropriately scaled residential uses. Land development regulations shall specify the thresholds for non-residential uses appropriate to the scale of the project. Clustering for the purposes of this category will be demonstrated through higher than typical residential net densities. Land development regulations shall provide thresholds for net densities required relative to project size and location, and will be used to determine allowable gross density.

TYPICAL USES

Agriculture, Residential, suburban scale neighborhood and community commercial, office uses, multi-purpose and clustered mixed use projects. Non-residential uses shall meet locational criteria for specific land use.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, office or multi-purpose projects limited to 110,000 sq. ft. or .25 FAR, whichever is less intense. Actual space footage limit is dependent on classification of roadway intersection where project is located.

Mixed use projects utilizing the Planned Village Concept are not limited by square footages but may develop up to .35 FAR. Square footages will be limited by the scale relationship within the project.

In addition, mixed use projects utilizing the Planned Village Concept, shall not be limited by the locational criteria found elsewhere for neighborhood commercial uses. Mixed use projects shall demonstrate internal relationships and pedestrian integration among uses.

SPECIFIC INTENT OF CATEGORY

To designate areas that are suited for agricultural development in the immediate horizon of the Plan, but may be suitable for planned villages as described in this plan, in order to avoid a pattern of single dimensional developments that could create urban sprawl. Other uses including rural scale neighborhood and community commercial, office, clustered mixed use, and multi-purpose projects may be permitted when complying with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

FUTURE OF HILLSBOROUGH
RURAL –RESIDENTIAL LAND USE CLASSIFICATION
Wimauma Village Residential-2 (WVR-2)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to 2.0 dwelling units per gross acre provided that the development is clustered at a minimum of 3.5 dwelling units per net acre on at least 10.0 acres. Otherwise, the gross residential density may not exceed 1 dwelling unit per 5 gross acres. Clustering is required to obtain the maximum gross density of 2 dwelling units per gross acre. When calculating clustering ratios of 3.5 dwelling units per net acre, all required yards, parking, rights-of-way, and roadways in addition to the dwelling units shall be included in the net acreage. In no event shall contiguous open space constitute less than 40% of the gross site acreage.</p>	<p>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 in the Wimauma Village Downtown, the West End Commercial District, and the Wimauma Village Light-Industrial and Office District.</p>	<p>Employment and shopping opportunities shall be centered in the Wimauma Village Downtown where existing future land uses determine FAR. Allow a maximum .25 FAR in the segment of the category identified as Wimauma Village Light Industrial and Office District.</p>	<p>In order to avoid a pattern of development that could contribute to urban sprawl, it is the intent of this category to designate 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.</p>
<p>Allow for the transfer of up to 2 dwelling units per gross acre densities between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The <i>designated sending area</i> shall be inside the limits of the WVR-2 category. The <i>designated receiving areas</i> shall be inside the WVR-2 category or inside the Urban Service Area portion of the Wimauma Village Plan. No property shall be left with less development rights than there are existing dwellings on said properties, or less than 1 dwelling unit development for any parcel which would otherwise be eligible for a dwelling unit.</p>	<p>To satisfy the employment and shopping requirements of the Plan, the proposed commercial square footage shall be contained in the Wimauma Village Downtown. Other employment square-footage requirements shall be contained in the West End Commercial District and the Wimauma Village Light Industrial and Office District.</p>	<p>All approvals shall be through a planned unit development, requiring, at a minimum, an integrated site plan controlled through performance standards to achieve developments that are compatible with surrounding land use patterns. All rezonings shall be through a Planned Development district and shall comply with PART 5.03.00, Hillsborough County Land Development Code as amended.</p>	<p>Open Space (including parks, forestry, outdoor recreation, ELAPP, public uses, ponds, wetlands, corridors and agricultural open space) shall constitute an important component of this category. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connectivity to other open spaces or conservation areas.</p>
	<p>The employment and shopping requirements shall be tracked through each individual Planned Development district and as part of the County's Annual Planned Development Review.</p>	<p>Developments within the WVR-2 land use plan category that request approval to achieve densities in excess of 1 dwelling unit per 5 gross acres under the Wimauma Village Plan concept shall be on a central public water and sewer system. All capital costs associated with the provision of infrastructure, including, but not limited to, public water, wastewater, parks, and libraries shall be the responsibility of the developer and not the responsibility of Hillsborough County.</p>	
	<p>TDR tracking shall be via file-permanent deed restriction.</p>		
	<p>Approvals shall be tracked as part of the County's Annual Planned Development Review.</p>		

FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION

Neighborhood Mixed Use-4 (3)(NMU-4(3))^{xxxii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>^{xxxiii}Up to 4.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Some areas have been further limited in density to 3 dwelling units per acre and have been identified on the FLUM as such.</p> <p>^{xxxiv}Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.</p> <p>Rezoning^{xxxv} shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.</p> <p>Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> <p>Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.</p> <p>Projects that are 40 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.</p>	<p>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. Actual square footage is dependent on the classification of the roadway intersection where a project is located.</p> <p>^{xxxvi}Office uses, research corporate park uses, multi-purpose and mixed use projects at an FAR up to 0.35 can be considered provided a project meets the following^{xxxvii} requirements.</p> <p>^{xxxviii}Rezoning^s shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.</p> <p>Neighborhood Commercial uses, that are free standing, shall meet locational criteria. Neighborhood commercial uses that are part of a mixed use building and not free standing are not subject to the locational criteria. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.</p>	<p>^{xxxix}The NMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services, necessary to support these intensities and densities, are made available.</p> <p>Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses. .</p> <p>The NMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a NMU project may be required to preserve up to fifty percent open space within the project.</p>

FUTURE OF HILLSBOROUGH
SUBURBAN LAND USE CLASSIFICATION

Residential-4 (RES-4) ^{xl}

RESIDENTIAL GROSS DENSITY

Up to a maximum of 4.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.

SPECIFIC INTENT OF CATEGORY

To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

FUTURE OF HILLSBOROUGH
 SUBURBAN LAND USE CLASSIFICATION
Residential-6 (RES-6) ^{xli}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 6.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Suburban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office and mixed use projects serving the area may be permitted subject to the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and established locational criteria for specific land use.</p>

Suburban Mixed Use-6 (SMU-6) ^{xlii}

RESIDENTIAL GROSS DENSITY

^{xliii}Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands. Projects utilizing this option must meet the requirements specified below.

^{xliiv}Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.

Rezoning ^{xlv}shall be approved through a site planned controlled rezoning district in which the site plan demonstrates detailed internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

TYPICAL USES

Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects which provided mixed uses in this category must demonstrate detailed integration, scale, diversity and internal relationships of uses on site.

Projects that are 40 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Suburban scale neighborhood commercial, projects limited to 175,000 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. Actual square footage is dependent on the classification of the roadway intersection where a project is located.

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.^{xlvi}

Rezoning ^{xlvii}shall be approved through a site planned controlled rezoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

Neighborhood Commercial uses, that are free standing shall meet locational criteria. Neighborhood commercial uses that are part of a mixed use building and not free standing are not subject to the locational criteria. Other non-residential land uses must be compatible with residential uses through established techniques of transition or be restricting the location of incompatible uses.^{xlviii}

SPECIFIC INTENT OF CATEGORY

^{xlix}The SMU area shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Neighborhood retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

The SMU category emphasizes the protection of environmental features and open space demonstrating a greater clustering percentage. In order to protect on-site upland habitat, and sensitive wetland systems a SMU project may be required to preserve up to fifty percent open space within the project.

FUTURE OF HILLSBOROUGH

URBAN LAND USE CLASSIFICATION

Residential - 9 (RES-9)¹

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 9.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies, and applicable development regulations are being complied with, especially those regarding compatibility of proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p>	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>
<p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>			

FUTURE OF HILLSBOROUGH
 URBAN LAND USE CLASSIFICATION
Residential -12 (RES-12)^{li}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 12.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum, residential density is provided only as a limit for application in situations in which all Goals, Objectives and Policies, and applicable development regulations are being complied with especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Urban scale neighborhood commercial, office multi-purpose or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>

FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION

Community Mixed Use -12 (CMU-12)^{lii}

RESIDENTIAL GROSS DENSITY

Up to a maximum of 12.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations. Non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 0.5 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. The retail commercial component of a project cannot exceed 650,000 square feet. Allowable density shall be up to twelve (12) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

SPECIFIC INTENT OF CATEGORY

The CMU area shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation a public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

FUTURE OF HILLSBOROUGH
 URBAN LAND USE CLASSIFICATION
 Residential -16 (RES-16)^{liii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 16.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum, residential density is provided only as a limit for application in situations in which all Goals, Objectives and Policies, and applicable development regulations are being complied with especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Urban scale neighborhood commercial, office multi-purpose or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limits are dependent on the classification of roadway intersection where the project is located.</p>	<p>To designate areas that are suitable for medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>

FUTURE OF HILLSBOROUGH
 URBAN LAND USE CLASSIFICATION
Residential-20(RES-20) liv

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses shall meet established locational criteria for specific land use.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or 0.75 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.

SPECIFIC INTENT OF CATEGORY

To designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

FUTURE OF HILLSBOROUGH
 URBAN LAND USE CLASSIFICATION
 Office Commercial-20 (OC-20) ^{lv}

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies, and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Community commercial type uses, office uses, mixed use developments, and compatible residential uses.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

General 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet, subject to applicable land development regulations. Additionally, all development which exceeds .35 FAR must be for office or residential support uses, not retail.

SPECIFIC INTENT OF CATEGORY

To recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes.

FUTURE OF HILLSBOROUGH
 URBAN LAND USE CLASSIFICATION
Urban Mixed Use - 20 (UMU-20) ^{lvi}

RESIDENTIAL GROSS DENSITY

Up to a maximum of 20.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. The maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

TYPICAL USES

Residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET

An intensity up to 1.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to twenty (20) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

SPECIFIC INTENT OF CATEGORY

The UMU areas shall be urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

FUTURE OF HILLSBOROUGH
URBAN LAND USE CLASSIFICATION

Regional Mixed Use-35 (RMU-35) lvii

RESIDENTIAL GROSS DENSITY

Up to a maximum of 35 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies and applicable development regulations are being complied with, especially those regarding compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state.. See related policies regarding clustering.

TYPICAL USES

Residential, regional scale retail commercial, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold will not apply to properties that have adopted plan amendments to a mixed use category after January 1, 2008.

MAXIMUM FLOOR AREA RATIO OR SQUARE FEET OR SPECIFIC INTENT OF CATEGORY

An intensity up to 2.0 Floor Area Ratio (FAR) shall be allowed for any single or mixed use. Allowable density shall be up to thirty five (35) dwelling units per acre. All FAR calculations shall be on the basis of gross acreage as calculated in applicable portions of the Land Use Element and applicable development regulations.

The RMU category shall form a regional activity center which incorporates internal road systems, building clustering and mixing of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

Retail commercial uses shall be clustered at arterial and collector intersections. Strip development with separate driveway access for nonresidential uses to arterials shall be prohibited.

The RMU category should be surrounded by other urban level plan categories and be located at high level transit lines. Rezoning shall be approved through a planned unit development rezoning process which requires, at a minimum, integrated site plans controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan, or through a mixed use standard zoning district. Exceptions to this requirement may be included within the Land Development Code.

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Research/Corporate Park (RCP)^{lviii}

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>No residential development is allowed except for projects designed under the Mixed Use-Residential Option as a Traditional Neighborhood or Town Center Development, pursuant to the Hillsborough County Traditional Neighborhood Development Code (TND) and the applicable policies of the Community Design Component, Future Land Use Element regarding traditional neighborhood development.</p> <p>Mixed use-Residential Option is required to utilize the TND provisions to obtain residential density, which cannot to exceed 30 du/ga and neighborhood commercial uses that are not vertically integrated shall not exceed .30 f.a.r. Residential units shall convert from permitted RCP floor area ratio. Mixed use-residential option shall only be permitted within the Urban Service Area and must demonstrate a pattern of compact, livable and walkable neighborhoods, and centers, and be supported by locally oriented employment, goods and services. Traditional Neighborhood Development for the purposes of this option must be designed to provide for integration of uses, compatible scale, residential diversity and variety, internal relationship of uses and linkages as well as to provide shopping and job opportunities.</p>	<p>Research and development activities, related educational facilities, electronic components production, light restricted manufacturing and warehousing, offices, corporate headquarters, and related uses such as hotels, motels, restaurants, recreational facilities, and rural scale retail establishments. Rural-Residential scale neighborhood commercial uses limited to 30,000 sq. ft. for free standing projects (pursuant to the locational criteria) or 20% of the projects land area when part of larger planned research/corporate park.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> <p>Mixed use-residential projects would include a residential, neighborhood commercial and employment center component (excluding light industrial uses) and shall have no single-use (residential, neighborhood commercial, or employment center) which can exceed 35% of the land area of the project. In order to provide meaningful contribution to the mixed use-residential project each representative land use must occupy at least 15% of the project's land area and at least 15% of the project's land area must be devoted to vertically integrated structures or civic uses or public spaces.</p>	<p>1.0 FAR</p> <p>Mixed use-residential projects: The conversion of permitted floor area ratio to residential units shall utilize ITE manual trip generation calculatons</p>	<p>To provide opportunity for research and high technology and similar manufacturing and light warehousing uses to serve Hillsborough County and the Tampa Bay region. Development in this category has integrated internal and external design requirements including heavy buffering and landscaping, high visibility linear footage on arterials, interstates, and expressways, and locations adjacent to employment markets. Research/Corporate Parks will be permitted to be developed throughout the County provided they meet the requirements of the Goals, Objectives, and Policies of the Land Use Element, and applicable development regulations.</p> <p>Proposed developments at locations not shown on the Land Use Plan Map may be considered through the Plan Amendment process. Support neighborhood commercial uses may be permitted for up to 20% of the total land area. The development of the neighborhood commercial uses shall be integrated and appropriately scaled to other project uses.</p> <p>All development in this category shall require a planned zoning district. Mixed use-residential option shall specify within the planned development zoning the TND design standards for building heights, setbacks, placement, facades, streets and sidewalks which should follow the TND design guidelines as adopted by Hillsborough County in the TND Code.(if no Code is in place, standards deemed acceptable by Hillsborough County that comply with professionally acceptable TND concepts shall be utilized)</p>

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Light Industrial Planned (LI-P)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>No residential allowed. Except limited accessory residential (e.g. on-site security guard).</p>	<p>Light industrial uses such as processing, manufacturing, recycling and storage of materials as the predominant uses including support offices, warehousing, and rural scale retail uses pursuant to locational criteria.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>.5 FAR</p>	<p>This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas in the County potentially suitable for industrial activities but are located outside of concentrated industrial designated areas or in areas where the need for a site plan would be beneficial to insure land use compatibility. The planned industrial category offers flexibility in permitted uses and in creativity for design of the required site plan to ensure that the proposed industrial operation creates minimal degree of impact on the surrounding environment.</p> <p>This land use plan category will be used in transportation routes, in areas where there is not a concentration of industrial uses and in areas where various concerns and impact to adjacent development can be addressed through site planning. The site plan required in this category requires, at a minimum, integrated site plan controlled through performance standards to achieve developments which are compatible with surrounding land use patterns and the Goals, Objectives, and Policies of the Land Use Plan.</p>

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Light Industrial (LI)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
No residential allowed. Except limited accessory residential (e.g. on-site security guard)	<p>Processing, manufacturing and assembly of materials including food products, storage, furniture or apparel manufacturing, packaging plants, wholesaling, storage of non hazardous materials, warehouse/showrooms with retail sales (which occupy no more than 20% of the floor area of the principal use), offices, research/corporate parks as the predominant uses and subordinate uses or services such as hotels, motels, restaurants, suburban scale retail establishments, and recreational facilities. Free standing suburban scale neighborhood commercial uses are pursuant to locational criteria or 20% of the project's land area when part of a larger industrial/office park (greater than 300,000 square feet).</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	.5 FAR	<p>This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas of concentrated industrial development that involve processing of non-hazardous and non-toxic materials and create a minimal degree of impact to the surrounding environment, in terms of potential leakage of objectionable liquids and gases and levels of noise, vibration, dust, and/or odor.</p> <p>Development in these areas is subject to the Goals, Objectives, and Policies and land use category descriptions related to industrial activities. Commercial uses shall be limited to same criteria of size and location as suburban - scale retail and commercial. Commercial uses shall be subordinate to industrial activities and be limited to suburban - scale retail and commercial uses.</p>

**FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION**

Heavy Industrial (HI)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>No residential allowed. Except limited accessory residential (e.g. on-site security guard)</p>	<p>Permissible uses may be: light and heavy industrial uses including the processing, manufacturing and assembly of materials with associated storage as well as existing electric generation plants and expansions thereof. Typical uses include phosphate/nitrate fertilizer manufacturing (excluding phospho-gypsum stack systems), explosive storage and or manufacturing facility, biohazardous waste incinerator and bulk solvent chemical storage and or processing. Heavy industrial uses shall be defined as any facility which emits at least one of the following: 1) 600 pounds or more per year of lead or lead compounds, or; 2) 100 tons or more per year of any other air pollutant subject to regulation under Chapter 403 F.S. or; 3) 10 tons or more per year of any one hazardous air pollutant as defined by the Hillsborough County Environmental Protection Commission, or 4) 25 tons or more per year of any combination of hazardous air pollutant as defined by the Hillsborough County Environmental Protection Commission.</p> <p>Rural scale neighborhood commercial uses pursuant to the locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>.5 FAR. FAR's not to be applied to processing, storage and other uses characterized by outdoor storage.</p>	<p>This land use category is used to designate, geographically on the Land Use Plan Map and/or textually in the Land Use Element, those areas of industrial development that have a potential to produce the most intense objectionable accompanying effects. The industrial development's normal operation may have an adverse impact to the surrounding environment, however, these effects are reasonably controlled and operated through applicable regulations. The adverse impact could be a result of noise, dust fallout or air quality/odor.</p> <p>Since heavy Industrial uses include the largest and most toxic sources of air pollutant they would not be compatible with residential uses and shall not be permitted in the Mixed Use categories in the Plan.</p>

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Electrical Power Generating Facility (EPGF)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
1 dwelling unit per 5 gross acres.	All new Electrical Power Generating Facilities and related uses and all uses allowed in the Agriculture/Rural 1/5 (A/R) land use plan classification.	<p>0.5 FAR. FAR's not to be applied to processing, storage and other uses characterized by outdoor storage.</p> <p>Development permitted in this designation is subject to the Goals, Objectives and Policies of the comprehensive plan, applicable development regulations and established locational criteria for specific land uses.</p>	<p>This land use category is used to designate geographically on the Future Land Use Map and textually in the Future Land Use Element those areas that are potentially suitable for the construction and operation of future electric power generating facilities consistent with the infrastructure needs of the population and subject to the requirements of the Future of Hillsborough Comprehensive Plan and all other Federal, State and Local Laws, policies and permits. The uses authorized in the Agriculture/Rural - 1/5 (A/R) land use plan category are also authorized. New development of uses associated with an electrical power generating facility shall be approved through a planned unit development rezoning process.</p> <p>An application to rezone land for an Electrical Power Generating Facility may only be filed after submission of an application to the State under the Power Plant Siting Act. If the Siting Board denies the Siting, then the zoning shall revert to the underlying Zoning in existence at the time of application.</p>

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Public/Quasi-Public (P)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Major existing and programmed government-owned facilities, and other public uses. This category also accommodates quasi-public uses such as private establishments generally available to the public for use; for example, churches, hospitals, schools, clubs, major (regional, district or community) recreation services and related uses, tourist attractions, and utility and transportation facilities. The Land Use Plan Map generally shows major existing or programmed facilities.	Public facilities and uses are located throughout the county. Intensities of future public uses shall be guided by the floor area ratios of surrounding plan categories, including those of adjacent jurisdictions, to insure compatibility with surrounding development.	To recognize areas where, public facilities, public structures or grounds, regional, district or community recreation uses or facilities and other private establishments generally available to the public are located.

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION

Environmentally Sensitive Areas (E)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Conservation	Not Applicable	<p>To generally identify those lands which may be environmentally sensitive. These areas include Conservation or Preservation Areas as defined in the Conservation and Aquifer Recharge Element. Conservation Areas and Preservation Areas include environmentally sensitive uplands and wetlands. Development in these areas may be restricted by federal, state, and/or local environmental regulations. Development in these areas is subject to the Goals, Objectives and Policies of the Future of Hillsborough, applicable land development regulations, and established locational criteria for specific land use. The use of Environmentally Sensitive Areas for residential density credits is described in the Future Land Use Element. The Environmentally Sensitive Area designation on the Land Use Plan Map identifies and depicts areas which may be environmentally sensitive and which require on-site evaluation to determine their existence, type and extent on a given parcel. Certain E-designated areas on the Future Land Use Map are depicted as Significant Wildlife Habitat (Conservation Area), as defined in the Conservation and Aquifer Recharge Element</p>

FUTURE OF HILLSBOROUGH
LAND USE CLASSIFICATION
Natural Preservation (N)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Open space or passive nature parks	Not Applicable	<p>To recognize public or privately owned lands of significant environmental importance set aside primarily for conservation purposes. If land is privately owned, the owner(s) and all other persons having an interest in such lands shall execute an easement, declaration of restrictions or similar instrument restricting the uses of such land to those which are consistent with this land use category. The applicable instrument shall be recorded in the Public Records of Hillsborough County, Florida. No residential is permitted except for facilities determined necessary to serve a caretaker of the recreational or environmental property. All other development is prohibited in these areas except for compatible recreational/educational development. Educational uses should be limited to those which utilize the natural amenities found on the site i.e. the study of flora, fauna or wildlife.</p>

FUTURE OF HILLSBOROUGH

DESIGNATION

Scenic Corridor (S)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
Not Applicable	Not Applicable	Not Applicable	A designation applied to road corridors within Hillsborough County which will be determined to have scenic qualities of local or countywide significance. The purpose of this designation is to preserve and enhance the function and aesthetic appearance of such facilities with concern for related open space, abundant landscaping constrained access, and limitation of non-residential uses.