

**TEMPLE TERRACE CODE  
CHAPTER 25 – LAND DEVELOPMENT**

**ARTICLE IV. RELATION TO COMPREHENSIVE PLAN AND LAND USE.**

**Section 25.400            PURPOSE.**

Each municipality in the State is required by Chapter 163.3202(1), Florida Statutes, to “adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.” Pursuant to Chapter 163.3194(2), Florida Statutes, and Chapter 75-390-37, Laws of Florida, the Hillsborough County City-County Planning Commission is required to review and advise City Council of proposed land development regulations’ compliance with State law and of their consistency with and implementation of the adopted Comprehensive Plan. The City of Temple Terrace has adopted a unified Land Development Code necessary to implement the adopted Comprehensive Plan. Florida Statutes, Chapter 163.3202(2), identifies those minimum “specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan.” To ensure that minimum criteria in Florida Statutes are met, the Code contains the following articles:

Article IV:	Relation to Comprehensive Plan and Land Use
Article V:	Zoning
Article VI:	Development Orders
Article VII:	Design Standards and Development Criteria
Article VIII:	Nonconforming Uses
Article IX:	Level of Service Requirements and Maintenance

Development orders or land development regulations are consistent if the land uses, densities or intensities, and other permitted development aspects are compatible with and further the objectives, policies, land uses, and densities or intensities in the Comprehensive Plan. The specific intent of the land use plan categories are defined by the Future Land Use Element. They provide a narrative and standards to guide land uses and are based on an intensity compatibility concept, a land use hierarchy relating use intensities to their location relative to other uses. Temple Terrace’s development code provides the framework by which goals for neighborhood preservation, community development, downtown redevelopment, historic preservation, environmental protection, and growth management are to be reached.

For the purpose of this Article, the following land use designations as established in the Future of Hillsborough Comprehensive Plan for the City of Temple Terrace, Florida, and incorporated herein, shall apply to all new development and redevelopment within the corporate boundaries of the City:

R-4	Residential-4
R-9	Residential-9
R-18	Residential-18
O/I	Office/Institutional
C	Commercial
R/CP	Research/Corporate Park
P/SP	Public/Semi-Public
PRO	Park/Recreation Open Space
CMU-12	Community Mixed Use-12
UMU-20	Urban Mixed Use-20
DMU-25	Downtown Mixed Use-25
ESO	Environmentally Sensitive Area Overlay
RCO	River Corridor Overlay
N	Natural Preservation

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**Section 25.405                    LAND USE DESIGNATION DESCRIPTIONS AND CRITERIA.**

(a)     Residential-4.

(1)     Description.

These areas should offer people safe, quiet and attractive environments. The goal of the Residential-4 areas is to allow individuals to enjoy personal space and to control their exposure to people and activities outside their home. These areas are located at the core of residential neighborhoods and are the least intensely developed.

Single family homes on individual lots are the predominant use in these areas, although other housing and development approaches can also be integrated at lower densities. Density in the Residential-4 areas is four (4) units or less per gross acre. Neighborhood parks, scenic open space, and certain small scale institutional uses and public facilities serving neighborhoods are often integral parts of these residential areas.

(2)     Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from other use areas by open space, streets, and/or visual screening techniques.

Work, trade and community service activities should be readily accessible via collector and arterial streets. However, arterials should be at or beyond the edge of a Residential-4 area, and collectors in Residential-4 areas should have low density uses as primary destinations in at least one direction of flow.

Local street systems in Residential-4 areas should be designed to discourage through traffic.

(3)     Relationship to Facilities and Services.

Public water and sewer services available or programmed for the area.

Fire protection available within five-minute response time; police and Emergency Medical Services (EMS) access, with regular police patrol provided in developed and developing areas.

Schools, neighborhood recreation, and small-scale semi-public uses such as churches and home day-care facilities integrated into the area and accessible via collector streets.

(4)     Relationship to Natural Resources and Features.

Areas not subject to flooding and with soil conditions suitable for bearing structures, streets, etc.

Areas where land contour, tree cover and views used in site design for scenic amenity and diversity.

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(b) Residential-9.

(1) Description.

These areas should offer safe, quiet and attractive environments. The goal of Residential-9 areas is to allow individuals to enjoy personal space in a cohesive neighborhood setting.

Single family attached and detached homes on individual lots are the predominant use in these areas, although other housing and condominium development approaches can also be integrated at medium densities. Densities in Residential-9 areas are nine (9) units or less per gross acre. Community and neighborhood parks, scenic open space, and certain institutional uses serving neighborhoods are often integral parts of these residential areas. Limited commercial uses and public facilities can also be accommodated under controlled conditions that protect the quality of the residential environment (e.g., adult congregate living facilities and day-care centers).

(2) Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques.

Major work, trade and community service activities should be easily accessible via collector and arterial streets. Collectors in Residential-9 areas should have low-medium density uses (up to nine (9) units per gross acre) as primary destinations in one direction of flow.

Local street systems in Residential-9 areas should be designed to discourage through traffic.

Neighborhood office/commercial and semi-public uses designed to serve the immediate neighborhood and developed at intensities up to 0.25 FAR may be allowed in appropriate locations.

(3) Relationship to Facilities and Services.

Public water and sewer service available or programmed for the area.

Fire protection available within five-minute response time; police and Emergency Medical Services (EMS) access, with regular police patrol provided in developed and developing areas.

Schools, neighborhood recreation, and small scale semi-public uses such as churches and home day-care facilities integrated into area and accessible via collector streets.

(4) Relationship to Natural Resources and Features.

Areas most not subject to flooding and where soil conditions are suitable for bearing structures, streets, etc.

Areas with land contour, tree cover and views used in site design to add scenic amenity and diversity to the residential neighborhood.

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(c) Residential-18.

(1) Description.

These areas should offer safe, quiet and attractive environments. In exchange for less personal space, the area should offer benefits such as better accessibility to work and shopping areas, more common recreational facilities and open space, and housing cost savings.

Housing types are typically townhouses or multi-family dwellings although single-family dwellings on small lots can also be incorporated. Densities in Residential-18 areas are eighteen (18) units or less per gross acre. Some types of commercial, institutional and public uses (e.g., hotels/motels, adult congregate living facilities and day-care centers), are limited so they do not distract from the area's primary function of residential use.

(2) Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from other use areas by open space, streets and/or visual screening techniques.

Residential-18 areas should border on or be near arterial streets in close proximity to major community trade and service activities and avoid traffic along collectors that pass through lower density areas leading to trade and service activities.

Local street systems in Residential-18 areas should be designed to discourage through traffic. Points of access should be limited from the area's local street system to collectors or arterials.

Neighborhood office/commercial and semi-public uses developed at intensities up to 0.35 FAR may be allowed in appropriate locations.

(3) Relationship to Facilities and Services.

Located at or near public water and sewer trunk lines.

Fire protection available within a five-minute response time; on or near regular police and Emergency Medical Services (EMS) patrol routes.

Schools, neighborhood recreation and public/semi-public uses accessed via collector or arterial streets. Open space in individual developments should provide some recreational facilities.

(4) Relationship to Natural Resources and Features.

Areas not subject to flooding and with soil conditions suitable for bearing structures, streets, etc.

Areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity.

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(d) Office/Institutional.

(1) Description.

These areas contain activities that generally do not entail sale or display of goods and do not require high visibility from highways. They can be developed as cohesive units which offer a range of related business and professional services or as individual uses on the perimeters of neighborhoods.

Typical uses in office/institutional areas would include legal, financial, technical, and medical service establishments. Limited amounts of convenience and business service commercial uses can be incorporated into these areas when they are developed as an integrated unit of a larger project. Residential uses at densities up to nine (9) dwelling units per gross acre or less are allowed.

These uses may be applied to areas as part of a redevelopment or rehabilitation strategy or as an alternative use where existing parcel size or proximity to residential uses would not allow the development of larger scale structures and related more intensive uses and activities. In these instances, office/institutional land use allows small-scale office buildings, home offices, or home-to-office conversions, as well as home and office combination mixed use structures.

(2) Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from residential and commercial areas by open space, streets and/or visual screening.

Areas should be adjacent to arterial or collector streets and accessed primarily from them.

Can serve as a transition area between residential and commercial areas or be developed between major arterial and/or collector streets.

(3) Relationship to Facilities and Services.

Located at or near public water and sewer trunk lines.

Within five-minute fire and EMS response time and on regular police patrol routes.

Office, commercial and public/semi-public uses developed at intensities up to 0.5 FAR.

Locations near schools and recreation are not essential.

(4) Relationship to Natural Resources and Features.

Well drained areas where soils are suitable for structures, streets and parking.

Tree cover and scenic views are lower priority considerations in these areas than in residential categories, but office/institutional areas should develop with maximum retention of these features when they exist.

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(e) Commercial.

(1) Description.

These areas contain activities that offer goods and services for residents and businesses of the urban area. They should be developed as cohesive units that offer safe and convenient movement from one activity to another and that afford a pleasant environment for shopping. Residential uses may be included as a component of planned developments.

Predominant uses in the commercial areas of Temple Terrace would be those that provide convenience or specialty retail goods and services for residents of the immediate area or motorists passing through. Typical establishments would include grocery stores, druggists, cleaners, beauty salons, restaurants, apparel, household goods, minor repair, etc.

(2) Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from residential and office/institutional areas by open space, streets and/or visual screening techniques used in site planning.

Commercial areas should be adjacent to arterial streets and accessed primarily from them.

Larger commercial centers should be in close proximity to medium density residential areas to facilitate direct access.

FAR restrictions do not limit development intensities.

Neighborhood-commercial uses may be permitted within residential and planned development areas so as to shorten trip lengths to encourage non-motorized travel.  
*(Ord. No. 795, 11-19-91)*

(3) Relationship to Facilities and Services.

Located at or near public water and sewer trunk lines.

Within five-minute fire and EMS response time and on regular police patrol routes.

Separated from schools and recreation areas by other uses or strong open space buffer.

(4) Relationship to Natural Resources and Features.

Well-drained areas where soils are suitable for structures, streets and parking.

Tree cover and scenic views are lower priority considerations in these areas than in residential categories, but commercial areas should develop with maximum retention of these features when they exist.

(f) Research/Corporate Park.

(1) Description.

These areas provide an opportunity for research, high technology and similar manufacturing and light warehousing uses. Research/corporate parks do not contain

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activities that entail sale or display of goods, but may require high visibility from highways and locations near employment markets. They should be developed as cohesive units in well-landscaped park-like settings.

Typical uses in research/corporate park areas would include research and development activities, light manufacturing, corporate headquarters, technical and medical services establishments, and related educational facilities. Limited amounts of convenience and business service commercial uses can be incorporated into these areas when they are developed as an integrated, accessory portion of a large scale project.

(2) Relationship to Other Areas of Use and the Street System.

Perimeters should be buffered from residential and commercial areas by open space, streets and/or visual screening.

Areas should be adjacent to arterial streets and accessed primarily from them.

Can serve as a separator between residential areas and commercial areas.

(3) Relationship to Facilities and Services.

Located at or near public water and sewer trunk lines.

Within five-minute fire and EMS response time and on regular police patrol routes.

Light industrial, office, commercial, and public/semi-public uses developed at intensities up to 1.0 FAR.

Locations near schools and recreation are not essential but open space in research/corporate parks should provide some recreational facilities to meet employee needs.

(4) Relationship to Natural Resources and Features.

Well drained areas where soils are suitable for structures, streets and parking.

Tree cover and scenic views are lower priority considerations in these areas than in residential categories, but site plan controls should ensure the maximum retention of these features within the constraints of the project design.

(g) Public/Semi-Public.

(1) Description.

Activities that provide major community service functions vary greatly in character and locational need. A primary consideration in locating these uses is to place each where its intended function for the developed area can be most efficiently and economically accomplished.

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(2) Relationship to Other Areas of Use and the Street System.

Each use should be integrated into an area with locational needs and use characteristics which most closely correspond to that of the public/semi-public use, e.g., administrative facilities in or adjacent to office/institutional, adult congregate living facilities in residential areas, large commercial scale day-care centers and churches on the periphery of neighborhoods, etc.

Utilities or maintenance facilities that may create noise, odors or glare should be effectively buffered from all other uses.

Public/Semi-Public uses may be developed at intensities up to 1.0 FAR in appropriate locations.

(3) Relationship to Facilities and Services.

Educational and civic buildings should have a maximum of five-minute fire and EMS response time and be on a regular police patrol route.

(4) Relationship to Natural Resources and Features.

Public and semi-public buildings should be located in well drained areas where soils are suitable for structures, streets and parking.

(h) Parks, Recreation and Open Space.

(1) Description.

These areas contain major existing and proposed parks and recreational facilities. Community parks, which are existing or proposed, are also located in proximity to residential areas.

(2) Relationship To Other Areas Of Use And The Street System.

Each park or open space area should be located in relation to its scale to most efficiently serve Temple Terrace's regional, district and community level recreation and open space needs.

Parks with active recreational facilities should be adjacent to arterial or collector streets and accessed primarily from them.

Utilities or maintenance facilities that may create noise, odors or glare should be effectively buffered from all other uses.

Public/semi-public uses may be developed at intensities up to 1.0 FAR in appropriate locations.

(3) Relationship to Facilities and Services.

Recreation buildings and facilities should have a maximum five-minute fire and EMS response time and be on a regular police patrol route.

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- (4) Relationship to Natural Resources and Features.

Poorly-drained areas can be effectively used as passive recreational space.

- (i) Community Mixed Use-12.

- (1) Description.

These areas provide the opportunity for mixed use developments within the Interstate 75 corridor. The areas are suburban in character, including intensity and density of land use. New development and substantial expansions of existing uses shall be approved through a planned unit development rezoning process which requires integrated site plans, controlled through performance standards, to achieve developments compatible with surrounding land use patterns and the Comprehensive Plan's Goals, Objectives, and Policies.

Mixed use projects are in the Community Mixed Use-12 plan category. Residential densities are twelve (12) units or less with .5 Floor Area Ratios (FAR) or less for commercial, office, or industrial intensities based on gross acreage. Maximum densities and intensities may be considered when all Goals, Objectives and Policies and applicable development regulations are in compliance, especially related to the proposed development's compatibility with surrounding land uses, existing and/or approved, and with the provision of available and adequate public facilities.

- (2) Relationship to Other Areas of Use and the Street System.

Community Mixed Use-12 areas may be located within the Interstate 75 corridor and shall be bounded by existing or proposed arterial roads.

Community Mixed Use-12 areas shall be transitional, emphasizing compatibility with adjacent land use.

Commercial use shall be clustered at arterial and collector road intersections.

Strip development with separate driveway access for commercial uses to arterials shall be prohibited.

Perimeters shall be buffered by open space, streets and/or visual screening.

- (3) Relationship to Facilities and Services.

Development shall occur as the provision and timing of transportation and public facility services necessary to support Community Mixed Use-12 intensities and densities become available.

Located at or near public water and sewer trunk lines.

Within five-minute fire and Emergency Medical Services (EMS) response time and on regular police routes.

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Locations near schools and recreational facilities are not essential but open space within development projects should provide some recreation amenities.

(4) Relationship to Natural Resources and Features.

Well drained areas where soils are suitable for structures, streets and parking.

Areas should be considered with land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential areas. Tree cover and scenic views are a lower priority for commercial, office, and industrial areas; however, these features should be retained when they exist.

(j) Urban Mixed Use-20.

(1) Description.

These areas provide the opportunity for mixed use developments within the Interstate 75 corridor. The area shall be urban in character, including intensity and density of land use. New development and substantial expansions of existing uses 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 Comprehensive Plan.

Mixed use projects are the typical developments within the Urban Mixed Use-20 plan category. Residential densities will be twenty (20) units or less and floor area ratio for commercial, office or industrial intensities will be 1.0 FAR or less based on gross acreage. Maximum densities and intensities of use may be considered 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 provision of public facilities, available and adequate.

(2) Relationship to Other Areas of Use and the Street System.

Urban Mixed Use-20 areas shall be bounded by existing or proposed arterial roads.

Urban Mixed Use-20 areas shall be compatible with and located adjacent to urban land use categories such as Community Mixed Use-12, Research/Corporate Park and Residential-18.

Commercial use shall be clustered at arterial and collector road intersections.

Strip development with separate driveway access for commercial uses to arterials shall be prohibited.

Perimeters shall be buffered by open space, streets and/or visual screening.

(3) Relationship to Facilities and Services.

Development shall occur as the provision and timing of transportation and public facility services necessary to support Urban Mixed Use-20 intensities and densities are made available.

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Located at or near public water and sewer trunk lines.

Within five-minute fire and EMS response time and on regular police routes.

Locations near schools and recreational facilities are not essential but open space within development projects should provide some recreational amenities to meet the needs of the residents and employees.

(4) Relationship to Natural Resources and Features.

Well drained areas where soils are suitable for structures, streets and parking.

Consideration should be given to areas where land contour, tree cover and views can be used in site design to add scenic amenity and diversity to the residential areas. Tree cover and scenic views are a lower priority for commercial, office and industrial areas; however, maximum retention of these features should be made when they exist.

Land contours, trees, creeks or other natural features should be considered as buffers to separate land uses within a development project, to the maximum extent possible.

(k) Downtown Mixed Use-25.

(1) Description:

**Purpose:** The Downtown Mixed Use-25 (DMU-25) land use category applies to the City's established downtown Community Redevelopment Area (CRA) and allows for a complementary mix and range of land uses. The purpose of the Downtown Mixed Use-25 category is to establish, define, promote, and facilitate the redevelopment and enhancement of the City's primary and historical urban center and its traditional downtown central business district surrounding the Busch Boulevard/Bullard Parkway and N. 56<sup>th</sup> Street intersection. The DMU-25 is intended to foster development incentives through increased densities and intensities but subject to adherence to design guidelines and requirements in order that new development and redevelopment will prevent, replace, and eliminate blight, and the deterioration of physical conditions associated with outmoded, inefficient, non-viable public and private design and development which is unable to serve the long term community interests. The DMU-25 land use category is further intended to implement the downtown and general redevelopment goals, objectives and policies of the Future Land Use Element in that area, as well as to promote the accomplishment of the City's Community Redevelopment Area (CRA) designation for the downtown area and the implementation of redevelopment plans, studies and regulations.

**Density/Intensity:** Residential uses may range from single family detached to multi-family, and for purposes of density will allow consideration of a maximum average density of 25 dwelling units per gross acre within the DMU-25 designated areas within the overall CRA boundary. Densities on individual parcels may exceed this amount as long as the gross density within the overall DMU-25 designated area within the CRA boundary does not exceed 25 dwelling units per gross acre. The preferred residential use is medium to high density multi-family residential or mixed use non-residential with multi-family residential, subject to compatibility with and appropriate transition considerations to adjacent low density residential uses.

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Up to a maximum average of 1.5 floor area ratio (FAR) may be considered within the overall DMU-25 designated area within the CRA area, but a 3.5 FAR maximum average within the DMU-25 land use category may be permitted for individual projects. When above-grade parking structures are required or considered for an individual project, a maximum average 4.5 FAR shall be applicable, as long as intensities within the overall DMU-25 designated area within the CRA boundary shall not exceed a maximum average of 1.5 FAR.

Notwithstanding the above statements regarding density and intensity limits, an additional limit applicable to the downtown CRA, as designated by the DMU-25 land use category, shall be an absolute limit of 3,500,000 square feet of non-residential floor area, and an absolute limit of 3,500 dwelling units. As applied to the 225± acre downtown CRA, where existing residential dwelling units and non-residential square footage occurs, this limit should generate a net increase of less than 2,400,000 square feet non-residential floor area and 2,400 dwelling units. This net increase assumes that every potential development option for the CRA is exercised, including conversion of school sites and other public/semi-public and park lands into mixed use development over time. Because it is unlikely that such conversions will occur, and given the development configuration of the CRA, it is realistically anticipated that the actual net development impact which will occur for the entire CRA will be 1,200,000 square feet of floor area of non-residential uses and 2,400 dwelling units. These more realistic net development expectations offer the better figures for which impacts on levels of service for various public facilities should be assessed, at least for the next 5-10 years (2005-2010).

Permitted Uses: The Downtown Mixed Use-25 (DMU-25) allows and encourages a mixture and range of uses generally associated with or considered compatible with traditional urban core central business districts, particularly those that are pedestrian friendly, and not necessarily those catering to automobile traffic. Proposed uses within the area encourage the development of a lively, mixed-use, walkable downtown that effectively serves Temple Terrace residents, merchants, visitors, and employees. Uses include: commercial, retail, office and office services, personal and professional services, restaurants, parks, recreation and entertainment venues, institutional, postal facilities, public and semi-public, medium and high density residential and mixed-use structures that combine these uses. Heavy commercial uses associated with automobiles such as gasoline stations, auto repair facilities, and motorized vehicle rentals or sales may be considered but are generally not encouraged. Industrial, warehouse, transportation servicing, storage (inside and outside), manufacturing, general wholesaling, agriculture uses and uses involving high levels or significant concentrations of hazardous materials are not allowed; the notable exceptions are generally small-scale dry cleaners and photographic developing. These uses are listed for clarification purposes in providing for new development through rezonings pursuant to the DMU-25 category. Existing uses and zonings in place, when the DMU-25 land use category is first applied to the CRA, are considered acceptable and supported by the DMU-25 designation. Improvements to and maintenance of such uses are considered appropriate and acceptable under DMU-25. The strict application of new zoning and new implementing design and development standards created for the CRA under DMU-25 are intended to ensure that new development shall occur pursuant to and in strict compliance with the adopted master plan(s) commissioned, prepared, or submitted and adopted by the City, to achieve the redevelopment of the downtown envisioned by the City over time.

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Land use types shall be permitted according to the following schedule, expressed as a percentage of the total area in this plan category. The percentages shall be applied on an area-wide basis within the 225± acre DMU-25 area, but shall not be interpreted to require development with a mix of uses for any single project, although such mixture is encouraged. The percentages are one of the means by which the density and intensity maximums and build-out assumptions were calculated, and those limitations provide the primary determinant of the extent of non-residential square footage and of the number of residential dwelling units ultimately allowed within the 225± acre DMU-25 area of the CRA.

Development under all of these limitations shall be monitored by the City of Temple Terrace and the Hillsborough County City-County Planning Commission to ensure that the limitations are not exceeded.

In no case shall any one development or accumulation of developments be approved by the City such that the development limits are exhausted, as long as there remain private developable parcels within the CRA, which over time may be redeveloped to achieve the master plan envisioned for the entire 225± acre CRA.

Maximum Allowable Percentages of Land Use Acreage or Total Dedicated Square Footage within the 225± Acre DMU-25 Area:

**Residential: 75%**

**Commercial** (including office development, public/semi-public, and other non-residential and non-industrial uses): **25%**

**Industrial: 0%**

Permitted Zoning: The Downtown Mixed Use-25 allows consideration of a mixture and range of zoning classifications but requires new development or substantial expansion of existing development to be site plan controlled PD-Planned Development, or similar zoning expressly developed to implement the downtown redevelopment plan, and subject to any special or overlay zoning districts developed for or applying to the CRA or its parts.

Uses associated with existing zoning, including CG (Commercial General), CO (Commercial Office), R-10 (Single Family Residential), R-7.5 (Single Family Residential), and R-MF (Multi-Family Residential), are expressly allowed as presently applied; boundary adjustments and reconstruction, rehabilitation, or new construction within these existing zoned areas or expansion of these zoning classifications to adjacent parcels, which clearly and demonstrably furthers the intent and purposes of the DMU-25 land use category and the City's downtown redevelopment plan shall be allowed. However, the application of any allowed zoning classifications and site plans and development thereunder shall be compatible with and in furtherance of the downtown redevelopment plan, particularly in terms of requiring and ensuring compatibility with and transition to adjacent uses, and especially with low density residential neighborhoods adjacent to the DMU-25 area.

- (2) Relationship to Other Areas of Use and the Street System:

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Downtown Mixed Use-25 areas should be confined to locations within the City's Community Redevelopment Area (CRA) as shown on the Future Land Use Map.

Downtown Mixed Use-25 areas shall establish, define, develop and enhance the City's primary and historical urban center core and its traditional downtown central business district with special emphasis on uniformity of signage, site lighting standards and fixtures, façade treatment, color palette, architectural detail, building placement and orientation, landscaping, pedestrian amenities, and similar detailed design standards by diminishing and transitioning residential densities and non-residential intensities at the edges of the area in a manner that complements and is compatible with adjacent land uses and which creates opportunities for adjacent uses to easily access and relate to the area.

Commercial uses, including office development and major public and semi-public uses shall be located and designed to take advantage of the proximity of arterial and collector roadways and intersections for vehicular access in a manner that directs or circulates heavy vehicular traffic within or peripheral to the main downtown area and away from local roads and adjacent residential neighborhoods, especially those outside the DMU-25 designated area.

Strip development with separate individual driveway access for commercial uses to arterials should be discouraged for new development. Proposed commercial development plans for sites abutting an arterial or collector street must include internal vehicle connections from the subject development site to each adjacent site, where applicable.

Perimeters shall feature transitional development which may include compatible land uses, special street frontage treatments, open space, landscaping, and/or visual screening.

Opportunities for pedestrian, bicycle, or similar low impact access and circulation should be provided as part of project design. Design techniques should be included that enhance and support pedestrian and bicycle facilities, and provide for connections to adjacent commercial areas and surrounding residential neighborhoods.

Proposed developments shall provide retail and service uses at the street level to promote a pedestrian-oriented environment. Facades shall be visually penetrable at the street level. Drive-through service windows shall be limited to the side of buildings, or to the rear of mid-block buildings, and accessed via alleys provided they do not substantially disrupt pedestrian activity or surrounding uses. In addition, drive-through service windows shall be accessible by bicyclists.

New developments shall provide no more than the minimum number of parking spaces required for the proposed land use by the underlying zoning district. The following shall also apply:

- On-street parking spaces on the right-of-way between the two side lot lines of the site may be counted to satisfy the minimum off-street parking requirements;
- A commitment to shared parking may be allowed to further reduce the parking requirement;

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- Carpool/vanpool parking: New developments with 20 or more employees shall designate at least 5 percent of the employee spaces for carpool or vanpool parking. Employee carpool/vanpool spaces shall be located closer to the building entrance or the employee entrance than other employee parking with the exception of handicap parking. The carpool/vanpool spaces shall be clearly marked “Reserved-Carpool/Vanpool Only.”

(3) Relationship to Facilities and Services:

Water and sewer service should be available or programmed for the area.

Fire, emergency medical services (EMS), and police protection shall be available and adequate.

Public spaces should be provided for leisure opportunities and integrated into overall design. Open space should be designed to provide or enhance the urban experience with unique recreational or pedestrian-oriented amenities.

(4) Relationship to Natural Resources and Features.

Well-drained areas where soils are suitable for structures, streets, and parking.

Development and redevelopment should take advantage of existing land contour, tree cover, water features, and views, or should create them, to enhance the urban experience and promote diversity within the site design, especially where they create a scenic amenity, or enhance the transition to and compatibility with adjacent low density residential neighborhoods. Site plan controls should ensure the maximum retention of these features within the constraints of project design.

Landscaping and streetscape features should be provided and integrated into an overall design, including street tree plantings and landscape medians.

(1) Environmentally Sensitive Areas Overlay.

(1) Description.

These are environmentally sensitive lands which are classified as conservation or preservation areas by the Hillsborough County Environmental Protection and/or Florida Department of Environmental Regulation. In Temple Terrace, these lands generally include those areas within the 25-year floodplain of the Hillsborough River and may include portions of the River’s 100-year floodplain. Development in these areas is restricted by federal, state, and/or local environmental regulations.

(2) Relationship to Other Areas of Use.

Each environmentally sensitive area should be evaluated as development proposals are made. On-site evaluation prior to development and site design review will ensure protection of Temple Terrace’s natural systems.

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Environmentally sensitive areas are delineated as an overlay category which modifies the underlying primary land use category through the application of additional development standards.

- (3) Relationship to Natural Resources and Features.

Environmentally sensitive areas can be effectively used as open space buffers.

- (m) River Corridor Overlay.

- (1) Description.

These are lands within a defined area along the banks of the Hillsborough River. Development in these areas is subject to specific site design standards and is often restricted to federal, state, and/or local environmental regulations.

- (2) Relationship to other areas of use.

Site design standards will be applied as development proposals are made. On-site evaluation prior to development and site design review will ensure protection of the portion of the River flowing through Temple Terrace.

The River corridor is delineated as an overlay category which modifies the underlying primary land use category through the application of additional development standards.

- (3) Relationship to natural resources and features.

River corridor areas can be effectively used to create a green river corridor through the City.

- (n) Natural Preservation.

- (1) Description:

This land use plan category is used to designate major publicly or privately owned land managed primarily for conservation purposes. Typically, these lands are environmentally unique, irreplaceable or valued ecological resources. Some of these lands may be suitable for compatible passive recreational use, such as walking trails, camping and boardwalks in order to ensure the protection of natural resources on site.

If the lands are 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 plan category. Such easement, declaration of restrictions or similar instrument applicable to privately owned land in this land use category shall be recorded in the Public Records of Hillsborough County, Florida.

No residential uses are 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 passive 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.

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**Section 25.410**                    **FUTURE LAND USE MAP.**

(a)        The location and boundaries of land use category designations established within the City of Temple Terrace are shown on the map entitled “Future Land Use Map – City of Temple Terrace,” as amended. Said map sections or portions thereof, together with all dimensions, designations, references and other data shown thereon, are hereby adopted and made part of this Article to the same extent as if the information set forth in said map were fully described and incorporated herein.

(b)        The official future land use plan map is adopted as part of the Future of Hillsborough Comprehensive Plan for the City of Temple Terrace, Florida, passed and adopted by the City Council and approved by the Mayor on July 18, 1989, and as may be amended in accordance with Florida Statutes.

(c)        The official, adopted future land use plan map shall be located at the office of the City Clerk, City of Temple Terrace, and shall be final authority as to the current land use plan status of lands within the City.

**Section 25.415**                    **INTERPRETATION OF LAND USE PLAN DESIGNATIONS LINES.**

The location of land use plan designations shown on the future land use plan map shall be determined by the following rules:

(a)        Land use plan designations are intended to follow center lines of streets or alleys, street or railroad right-of-way or watercourses or be parallel or perpendicular thereto, unless said land use plan lines are fixed by dimensions as shown on the future land use map.

(b)        Where land use plan lines approximately follow City limits, said limits shall be construed to be said boundaries.

(c)        The location of any said boundary shall be established property boundaries at the time of the plan adoption or specific map amendment.

(d)        If, after the application of the foregoing rules, uncertainty exists as to the exact location of a land use plan designation on the future land use map, where the location cannot be directly determined to coincide with any natural or man-made feature, or where the record clearly indicates an error was made in the location of a line on the map, the boundary shall be mutually determined by the directly affected owner(s) or agent(s) and by the staff of the Department (DCD). A written determination shall be made upon a written request being filed by an affected property owner with the Director. In the event an interpretation is not made within thirty (30) days of the receipt of a written request, the requesting party may elect to request a boundary interpretation from the City Council.

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**Section 25.420 LAND USE PLAN CATEGORY STANDARDS.**

Land Use Category	Density	Intensity Maximum Floor Area Ratio
Residential-4	(0-4 du/ga)	N/A
Residential-9	(0-9 du/ga)	(0.25 FAR)
Residential-18	(0-18 du/ga)	(0.35 FAR)
Office/Institutional	(0-9 du/ga)	(0.5 FAR)
Commercial	-	N/A
Research/Corporate Park	-	(1.0 FAR)
Public/Semi-Public	-	(1.0 FAR)
Park/Recreation Open Space	-	(1.0 FAR)
Community Mixed Use-12	(0-12 du/ga)	(0.5 FAR)
Urban Mixed Use-20	(0-20 du/ga)	(1.0 FAR)
Downtown Mixed Use-25	(0-25 du/ga)	(1.5 FAR)
Environmentally Sensitive Area Overlay	-	-
River Corridor Overlay	-	-
Natural Preservation		

**Section 25.425 ZONING DISTRICT CODE/LAND USE PLAN CATEGORY MATRIX.**

The Zoning District Code/Land Use Plan Category Matrix defines permissible relationships between the future land use plan categories and the City's zoning districts.

**ZONING DISTRICT/LAND USE PLAN CATEGORY MATRIX**

Category Land Use	Zoning District											
	R10	R9	R7.5	R7	RMF	RMFA	CO	EI	CG	PROF	PD	PDR
<b>R-4</b>	X	X									X	X
<b>R-9</b>	X	X	X	X	X	X	X				X	X
<b>R-18</b>				X	X	X	X				X	X
<b>O/I</b>							X			X	X	
<b>C</b>							X		X		X	
<b>R/CP</b>										X	X	
<b>P/SP</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>PRO – PARKS, RECREATION AND OPEN SPACE (PRO) ZONING TO BE ADOPTED</b>												
<b>CMU-12</b>						X					X	
<b>UMU-20</b>						X					X	
<b>DMU-25</b>	X*		X*		X*		X*		X*		X	X*
<b>ESO</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>RCO</b>	X	X	X	X	X	X	X	X	X	X	X	X
<b>N</b>	<b>ZONING TO BE ADOPTED</b>											

\* Recognizes zoning classifications existing within the City's adopted CRA area at time of DMU-25 designation as approved pursuant to Ordinance #1145. Any future zoning reclassification of property within the DMU-25 land use category shall be to PD – Planned Development, or similar zoning expressly developed to implement the downtown redevelopment plan.

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**Section 25.430                    COMPREHENSIVE PLAN AMENDMENTS.**

(a)        Types of map and text amendments. A plan amendment is a change to the maps or text of the Comprehensive Plan. There are four (4) types of plan amendments, which the City may process: (1) emergency plan amendments which provide for circumstances resulting in substantial injury or harm to the population or substantial damage to or loss of property or public funds; (2) plan amendments resulting from substantial deviations to established Developments of Regional Impact; (3) small scale plan amendments, pursuant to Chapter 163.3187 F.S., as may be amended; and (4) other plan amendments (Chapter 163.3187).

(b)        Procedures for amending the plan. The City shall adopt by resolution an administrative procedures manual which includes procedures, fees and schedules for: (1) application for amendment(s); (2) hearing procedures; and (3) actions to be taken by the governing body and local planning agency. (*Ord. No. 729, 5-1-90*)

(*Ord. No. 1160, 2-7-06*)

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