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PART 3.13.00. - UNIVERSITY COMMUNITY AREA DEVELOPMENT REGULATIONS

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Sec. 3.13.01. - Purpose

The purpose of this Part is to provide for University Community Area (UCA) zoning districts and design standards. The zoning districts and design standards implement the vision, principles and strategies of the Hillsborough County Comprehensive Plan's University Community Area Master Plan.

(Ord. No. 04-27, § 2, 6-10-04)

Sec. 3.13.02. - Applicability

- A.** Except as provided herein, these standards shall apply to all development that occurs within the University Community Area on properties zoned UCA. These provisions shall not apply to public schools and projects with unexpired building permits, unexpired preliminary site development approval or unexpired construction plan approval at the time of rezoning to UCA. Additionally, Tax Folio 36474.0000 as configured on November 12, 2004 shall not be subject to the setback, parking location, minimum building height and street frontage requirements contained herein until such time that redevelopment of the property occurs. Existing lawful uses, lots, structures, characteristics of land and densities shall not be required to be removed or otherwise modified as a result of the standards or requirements set forth in this Part.

In addition to the standards provided herein, development within the University Community Area zoning districts shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the University Community Area design standards is in conflict with any other standards or regulations of the Land Development Code, the University Community Area standards shall prevail.

- B.** Expansions of legally permitted single-family and two-family dwellings in existence at the time of the effective date of this Part shall be subject to the height, bulk and placement regulations provided herein but shall be exempt from all other requirements below.
- C.** Expansions of existing multi-family and non-residential structures up to a cumulative total of 30 percent of the legally permitted floor space in existence at the time of the effective date of this Part shall be exempt from the requirements contained herein. Where structures are expanded beyond 30 percent of existing floor space, all requirements of this Part shall apply to the area of expansion. Conversions of existing structures from residential to non-residential uses shall be exempt from the requirements of this Part, provided the floor space of the structure is not increased by more than 30 percent.

(Ord. No. 04-27, § 2, 6-10-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05)

Sec. 3.13.03. - General Development Standards

- A.** Designation of Streets
All streets within the University Community Area shall be classified as Main Streets or Neighborhood Streets (Local Urban Lanes and Local Urban Streets). Main Streets include 22nd Street and 131st Avenue. All other streets shall be classified as Neighborhood Streets.
- B.** Street Design
New streets and reconstruction of existing streets, excluding regulated roadways as defined in the Hillsborough County Comprehensive Plan, shall conform to the design standards established in the Transportation Technical Manual cross sections for Traditional Neighborhood Developments (TND

Typical Sections). Traffic calming measures shall be permitted in accordance with [Section 5.08.09.E](#) of this Code.

C. Parking, Access and Site Design

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Article VI. Landscaping requirements for off-street vehicular use areas shall be in accordance with the Landscaping and Buffering Requirements of this Code.

1. Required Off-Street Parking

- a.** Required parking provided through surface parking lots shall be on the development site or within 500 feet of the development site that the parking is required to serve.
- b.** The minimum parking requirements in Article VI of this Code for non-residential uses is the maximum allowed. Additionally, the non-residential parking requirements may be reduced by 50 percent.
- c.** On-Street Parking Credit. On-street parking spaces shall be deducted from the required number of off-street parking spaces for the adjacent use. When an extended parcel line splits an on-street parking space, that space shall be deducted from the parking requirements of the parcel that fronts the majority of the on-street parking space.

2. Off-street parking (surface parking lots).

- a.** In projects located on Main Streets with Main Street or Neighborhood Office zoning designations, off-street surface parking lots shall be located behind the front façade of Main Street frontage buildings.
- b.** Except as provided below, in projects located only on Neighborhood Streets with a Neighborhood Office zoning designation, off-street surface parking lots shall be located behind the front façade of Neighborhood Street frontage buildings.
- c.** Notwithstanding the above, surface parking lots may be located adjacent to a Neighborhood Street in projects with frontage along Main Streets and Neighborhood Streets.
- d.** Surface parking lots may be located adjacent to one Neighborhood Street in projects with frontage along two Neighborhood Streets. However, no surface parking lot shall front a Neighborhood Street containing property on the opposite side of the street zoned for residential and residential support uses only. Additionally, on corner lots, surface parking may be located adjacent to two Neighborhood Streets.

3. Parking Garages. Except for vehicle entrances, the ground floor shall be developed with enclosed commercial, office or civic floor space to a minimum building depth of 30 feet along the entire length of the structure on each adjacent street, unless separated from the street by another building, parking lot and/or landscaped open space with a minimum depth of 30 feet.

D. Screening of trash and recycling receptacles, loading docks, service areas, and other similar areas.

- 1.** Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from Main Street or Neighborhood Street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets. Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height spaced not more than four feet apart.
- 2.** Mechanical equipment at ground level shall be placed on the parking lot side of the building away from view from adjacent Main Street and Neighborhood Street frontage and shall be screened from view of any street by fencing, vegetations, or by being incorporated into a building.
- 3.** All rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing it into roof structure.
- 4.** Solid waste storage areas. A solid waste refuse facility shall be screened on 3 sides by a six-foot high masonry wall if it is located within the building setback area or located in areas visible to customers or from a public right-of-way.
- 5.** Fences and Walls. Fences and walls shall be constructed of masonry, wood, vinyl or cast iron/metal. The location of all fences and walls shall be in accordance with Article VI of this Code.

E. Building Orientation. A building's primary orientation shall be toward the street rather than the parking areas. The primary building entrances shall be visible and directly accessible from a public street.

F. Public Entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be a distinctive and prominent element of the

architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to emphasize the entrance(s).

- G. Utilities.** All utility lines shall be located underground.

(Ord. No. 04-27, § 2, 6-10-04)

Sec. 3.13.04. - Standards for Non-Residential, Mixed Use and Multi-Family Development

- A.** Building frontages shall occupy no less than 60 percent of a project's street frontage. Notwithstanding the above, projects with frontages along Main Streets and Neighborhood streets shall not have minimum building frontages along Neighborhood Streets.
- B.** Front yard building setbacks along all street frontages shall be a minimum of ten feet to a maximum of 20 feet. Notwithstanding the above, the front yard setback for a detached single-family dwelling on Tax Folio 36478.0000 shall be a maximum of 50 feet. Rear yard setbacks shall be a minimum of ten feet and side yard building setbacks shall be a minimum of five feet. Accessory structures shall be subject to the applicable requirements of Article VI.
- C.** Building height shall be a maximum of 50 feet
- D. Building Design**
- 1.** Building Façade. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. Buildings shall provide a foundation or base that extends from the ground to the bottom of the lower windowsills that is distinguished from the building face by a change in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors, which may include changes in volume or materials or other architectural detailing such as a belt course or cornice. With the exception of detached single-family dwellings and buildings accessory to such dwellings, the top of any building shall contain a distinctive finish consisting of a cornice or other architectural termination. Ground floor retail uses that are located in non-residential or mixed use structures and that are located on a corner parcel and have two street frontages shall contain storefront display windows covering a minimum of 40 percent and a maximum 80 percent of a storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry.
 - 2.** Transparency. All street-facing non-residential and mixed-use structures shall have windows covering a minimum of 40 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement, but must be transparent and shall not be painted or obscured by opaque panels.
 - 3.** Shelter. Buildings shall incorporate arcades, alcoves, porticos or awnings.
 - 4.** Garages. Street-facing ground floor parking, including individual unit garages, is not permitted on the first floor of a multi-family structure on a Main Street. Parking shall occur within parking garages or within surface lots that do not front on a Main Street. Individual unit garages attached to principal structures fronting Neighborhood Streets shall be set back a minimum of five feet from the street-facing façade and a minimum of 20 feet from the street right-of-way.

(Ord. No. 04-27, § 2, 6-10-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05)

Sec. 3.13.05. - Sign Standards

- A. Generally**
All signs shall conform to the limitations and provisions of Article VII of this Code. Additionally, the following limitations and provisions shall apply to signage for all uses, excluding emergency public services/uses.
- B. General Requirements**
- 1.** Signage within the University Community Area shall be constructed utilizing materials similar to those of the building(s) served. In addition to the materials used within the building, acceptable materials also include wood and painted metal. Plastic and similar synthetic materials are not permitted.
 - 2.** Signs shall contain colors similar to those of the buildings they serve.
 - 3.** All permanent detached signs shall be monument signs.
- C. Detached on-site signs**
- 1. General Standards**
 - a.** Letter height shall be a minimum of nine inches and a maximum of 24 inches.
 - 2. Monument Signs**

- a. The maximum height shall be eight feet above the ground plane.
 - b. Signs shall be set back a minimum of ten feet from the public right-of-way, 30 feet from the intersection of right-of-way lines and shall meet any additional setback required in Article VII of this Code. Additionally, sight distance and roadside clear zones must be in accordance with the criteria of the Hillsborough County Transportation Technical Manual.
- D. Awning Signs
 - 1. The width of the sign shall not exceed the width of the canopy, awning or marquee.
 - 2. Signs shall not be permitted on awnings, canopies, balconies or other building elements that may be allowed to project over public rights-of-way by other provisions of this Part.
- E. Miscellaneous signs
 - 1. Window Signs
 - a. [Reserved.]
 - b. Permanent window sign displays shall be limited to no more than 20 percent of the window area.
 - c. Casement windows are permitted to have seasonal signs that are changed out on a regular basis provided there is a changeable product display located within the casement window.
 - 2. Projecting Signs
 - a. Signs shall be located above ground-floor level doors and windows but below the roofline or second-floor level to promote a pedestrian environment.
 - b. Signs are limited to no more than one projecting sign per business.
 - c. Signs shall project no more than four feet from the building face and must be located outside of the public right-of-way.
 - d. Sign shall have a minimum six-inch clearance from the building face.
- F. Sign Lighting
 - 1. Ground-mounted up-lights shall not exceed 150 watts per sign face and shall shield light from aiming toward motorists and neighboring properties. Fixtures shall be hidden from view by sign foundation landscaping.
 - 2. Back-lit individually cut letters are required in monument sign illumination.
 - 3. Inter-lit tenant signs attached to buildings shall only illuminate name and type of business and not entire sign face.

(Ord. No. 04-27, § 2, 6-10-04; Ord. No. 04-47, § 2, 11-9-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05)

Sec. 3.13.06. - Main Street District (UCA-MS)

All development shall be in accordance with the Standards for Non-Residential, Mixed Use and Multi-Family as described above and as appropriate. Additionally, all structures located along 22nd Street shall be a minimum of two stories in height.

Permitted Uses: CG and RMC-20 uses as defined in [Section 2.02.02](#) of this Code. Notwithstanding the above, single-family detached and two-family attached dwellings shall be prohibited.

Maximum Density: 20 dwelling units per acre.

Maximum Intensity: 0.75 FAR.

(Ord. No. 04-27, § 2, 6-10-04)

Sec. 3.13.07. - Neighborhood Office District (UCA-NHO)

All development shall be in accordance with the Standards for Non-Residential, Mixed Use and Multi-Family as described above and as appropriate. Additionally, all structures located along 22nd Street shall be a minimum of two stories in height.

Permitted Uses: BPO and RMC-20 uses as defined in [Section 2.02.02](#) of this Code. Additionally, CG uses as defined in [Section 2.02.02](#) of this Code shall be permitted in projects with Main Street frontage. The permitted uses on Tax Folio 36474.0000 as configured on November 12, 2004 shall also include those approved for PD-C 92-237. Notwithstanding the above, single-family detached and two-family attached dwellings shall be prohibited, with the exception that one single-family detached dwelling shall be permitted on Tax Folio 36478.0000 as configured on November 12, 2004.

Maximum Density: 20 dwelling units per acre.

Maximum Intensity: 0.75 FAR.

(Ord. No. 04-27, § 2, 6-10-04; Ord. No. 05-10, § 2, 6-16-05, eff. 10-1-05)