PART 3.23.00 - WIMAUMA DOWNTOWN - OVERLAY DISTRICT

The Wimauma Downtown Overlay is modeled after the Riverview Downtown Uptown Overlay District, the Ruskin Community Character Guidelines, and the Citrus Park Village Development Standards found within the Hillsborough County Land Development Code.

Section 3.23.01 – Purpose

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

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

Section 3.23.02. – Applicability

A. Except as provided herein, these standards shall apply to all development on parcels within and any other parcels aggregated for development with a parcel within the area subject to the WD Overlay District. The WD Overlay District is as shown in Figure 1.

1. These provisions shall not apply to projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval at the time the effective date of this Part. 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.

2. In addition to the standards provided herein, development within the WD Overlay District shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the WD Overlay District regulations is in conflict with any other standards or regulations of the Land Development Code, the WD Overlay District regulations shall prevail.

3. In the event the provisions of this Part conflict with the conditions of approval and/or certified site plan of a PD district, the provisions of this Part shall, to the extent they impose a greater restriction or requirement or implement a prescribed front building setback, supersede the conditions and/or site plan, although the developer may seek a modification of the PD district to seek relief from these provisions to the minimum degree necessary to maintain the existing development entitlements of the PD district. In such case the developer shall apply for the modification in accordance with the requirements of this Code, however, the application fee shall be waived provided the proposed modification seeks only those changes necessary to maintain the existing development entitlements of the PD district while implementing the provisions of this Part to the greatest extent feasible. If the proposed modification seeks other changes that are not necessary to implement the provisions of this Part or maintain the existing development entitlements of the PD district, the developer shall pay all application fees.

B. The following requirements shall apply to all building activity within the Wimauma Downtown Overlay District, subject to the applicability provisions in Section 3.23.02.A above. The applicant shall be responsible for providing the necessary information to determine the applicable sections of this Part, as listed below and in Table 1. All new signs shall comply with the limitations and provisions of Article VII of this Code and with Section 3.23.06 of this Part.
1. For all projects requiring building permits where structures are expanded to between 25 and 50 percent of existing legally permitted square footage within the parcel, the landscaping and signage requirements of this Part shall apply.
2. For all projects requiring building permits where structures are expanded to beyond 50 percent of existing legally permitted square footage within the parcel, the landscaping, screening, signage, and building design requirements of this Part shall apply.
3. For all projects where new structures are constructed on a vacant parcel or where a primary structure is replaced by a new structure, the entire requirements of this Part shall apply to the entire project and parcel(s).
4. For all projects where new buildings are placed on a parcel occupied by existing buildings, the landscaping, screening, and signage requirements, shall apply to the entire project and parcels(s), and the Standards for Development shall apply to the new construction.
5. Projects increasing the outside area devoted to sales, storage, displays, demonstrations, or parking by more than 50 percent and requiring a building permit shall be considered a major change and shall be required to comply with the landscaping and signage requirements of this Part.

Section 3.23.03. - Permitted Uses

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

The Wimauma Light Industrial and Commercial District maintain the same uses as the former “Wimauma Light Industrial Office District” however the form will change.

Section 3.23.04. - General District Development Standards

Except as otherwise provided by this Part, development shall conform to the area, height, bulk and placement standards of the density/intensity and underlying zoning district of the development parcel and all other requirements of this Code. The applicant shall be responsible for providing the necessary information to determine compliance with the applicable sections of this Part. Any unknown conflicts between the overlay and zoning district development standards, the Overlay shall apply.

1. Wimauma Downtown Districts

A. Main Street Core

Purpose: Development is most intense in the Main Street Core. Buildings are built along the front property line, creating a continuous street façade to increase walkability. Commercial and civic uses are anticipated in the Main Street Core; a mix of apartments and live/work buildings constitute the residential component of the Main Street Core within walking distance of surrounding residential areas of the Wimauma Village. Refer to Figure 1.

1. The Main Street Core is focused on Main Street. The goal is to provide a consistent downtown streetscape of retail and services that is vibrant and scaled to pedestrians.
   • Residential uses permitted on 2nd or 3rd floor, above other uses
   • Office uses permitted on 2nd floor, above other uses
• Highest density and intensity within the Wimauma Downtown Overlay District
• Serve as the priority receiving zone for Transfer of Development Rights in the Wimauma Village Plan area.

B. Downtown Center
Purpose: The Downtown Center encourages a range of uses, which should be compact and contain both attached and detached buildings. The residential character hosts a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the Downtown Center zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Refer to Figure 1.
1. The Downtown Center provides for higher density residential with some retail services and office uses allowed. This functions as a transition between Downtown Residential and suburban residential neighborhoods, and Main Street uses.
• Live-work units and mixed-use buildings are permitted

C. Government District
Purpose: The Government District at Post Office Square is a special district within the Downtown Center adjacent to the Main Street Core. The character is consistent with the Downtown Center but is focused on institutional uses. Refer to Figure 1.
1. Government District at Post Office Square is a special district for government and institutional uses, so that they are centrally located in close proximity.
• Concentrates government services close to each other
• Other uses are permitted to prevent vacant areas and maintain a mix of uses
• Regulations permit flexibility in design for public service buildings to meet community needs.

D. Downtown Residential
Purpose: The Downtown Residential is adjacent to the Downtown Center and within walking distance to the Main Street Core. The Downtown Residential zone is residential in character with a mix of housing types including single family attached and detached homes, live/work units, and some multi-family units. Homes located in the Downtown Residential zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. Development should maintain a connected street network. Refer to Figure 1.
• Residential uses permitted
• Multi-family units are permitted
• Creates a variety of housing types including single-family attached and detached homes.

E. Wimauma Light Industrial and Commercial District
Purpose: The Wimauma Light Industrial and Large Commercial District encourages small scale manufacturing and large footprint commercial at the edges of the Downtown Center. Focusing larger scale uses outside of the compact downtown will allow small business to development near residential uses within the most pedestrian oriented zones of the district. Refer to Figure 1.
• Uses per the LDC typical use matrix
2. Main Street Core, Downtown Center, Government District, Downtown Residential, and Wimauma Light Industrial and Large Commercial District illustrated on District Regulating Plan (Figure 1):
Section 3.23.05. - Permitted Lot types in the Main Street Core, Downtown Center, and Downtown Residential zones:

1. Mixed-Use Building Lot
2. Retail Building Lot
3. Apartment Building Lot
4. Live/Work Building Lot
5. Apartment House Lot
6. Courtyard Apartment Lot
7. Rowhouse Building Lot
8. Side House Building Lot
9. Cottage House Lot
10. House Lot
11. Civic Building Lot

1. The following lot types may be assigned within the corresponding districts as shown in the following matrix. An applicant may propose additional lot types during a rezoning process provided the lot types comply with the intent of the Wimauma Downtown Overlay.

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Main Street Core</th>
<th>Downtown Center</th>
<th>Downtown Residential</th>
<th>Government District</th>
<th>Village Residential (WVR-2)</th>
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<td>Rowhouse Building Lot</td>
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<tr>
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<tr>
<td>Cottage House Lot</td>
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<tr>
<td>House Lot</td>
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<tr>
<td>Civic Building Lot</td>
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<td>✓</td>
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</tr>
</tbody>
</table>

Table 5-1

2. Table 5-2 provides percentage of coverage requirements that apply to all lots of each designated type.

3. If additional lot types are proposed by an applicant, comparable dimensional requirements must also be proposed. An applicant may also propose changes to the coverage requirements in Table 5-2 for a particular lot type.
Table 5-2
LOT SIZE AND DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>LOT TYPE</th>
<th>LOT SIZE (min/max SF)</th>
<th>LOT WIDTH (min/max)</th>
<th>BUILDING FRONTAGE (min/max)</th>
<th>LOT COVERAGE BY BLDG (max)</th>
<th>YARD (min and max)</th>
<th>HEIGHT (*3)(min/max in stories; max in feet)</th>
<th>FIRST STORY ELEVATION (min)</th>
<th>ACCESSORY DWELLING (*4) (max bldg footprint in sf)</th>
<th>MULTI-FAMILY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Building Lot</td>
<td>2,400/no max</td>
<td>24/no max</td>
<td>80/100%</td>
<td>80%</td>
<td>0/5</td>
<td>15</td>
<td>0</td>
<td>2/4; 56'</td>
<td>n/a</td>
</tr>
<tr>
<td>Retail Building Lot</td>
<td>2,400/7,200</td>
<td>24/60</td>
<td>80/100%</td>
<td>80%</td>
<td>0/5</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>n/a</td>
</tr>
<tr>
<td>Apartment Building Lot</td>
<td>2,400/no max</td>
<td>24/no max</td>
<td>80/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/4; 50'</td>
<td>30&quot; (*6)</td>
</tr>
<tr>
<td>Live/Work Building Lot</td>
<td>1,800/7,200</td>
<td>16/60</td>
<td>80/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/3; 45'</td>
<td>n/a</td>
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<tr>
<td>Apartment House Lot</td>
<td>4,800/18,000</td>
<td>48/120</td>
<td>70/90%</td>
<td>80%</td>
<td>5/10</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>30&quot; (*6)</td>
</tr>
<tr>
<td>Courtyard House Lot</td>
<td>4,800/18,000</td>
<td>60/no max</td>
<td>50/80% (7)</td>
<td>70%</td>
<td>5/10</td>
<td>15</td>
<td>0</td>
<td>1/2.5; 35'</td>
<td>30&quot; (*6)</td>
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<tr>
<td>Rowhouse Lot Cottage House Lot</td>
<td>1,800/3,840</td>
<td>16/32</td>
<td>90/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/3; 35'</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Lot</td>
<td>2,400/4,800</td>
<td>24/40</td>
<td>70/90%</td>
<td>60%</td>
<td>5/25</td>
<td>10</td>
<td>2</td>
<td>1/2; 35'</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Sideyard House Lot</td>
<td>3,000/6,000</td>
<td>30/60</td>
<td>60/90%</td>
<td>50%</td>
<td>5/10</td>
<td>10</td>
<td>0/10 (*5)</td>
<td>1/3; 35'</td>
<td>30&quot;</td>
</tr>
<tr>
<td>House Lot</td>
<td>4,000/8,400</td>
<td>40/70</td>
<td>60/80%</td>
<td>50%</td>
<td>20/30</td>
<td>10</td>
<td>5</td>
<td>1/3; 35'</td>
<td>30&quot;</td>
</tr>
<tr>
<td>Civic Building Lot</td>
<td>5,000/no max</td>
<td>50/no max</td>
<td>n/a</td>
<td>80%</td>
<td>n/a</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1. Corner lots must meet front yard requirements on both streets.
2. Minimum rear yards in this column apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5-foot minimum rear yard, except when the rear yard adjoins an alley (see Section ---); no separation is required from an alley. Fences are regulated by Section ---.
3. See definition of 'story' for further details on height measurements. The building spacing formula in Section -- does not apply in PTV districts.
4. See additional requirements in Section ---.
5. See Section --- for further details.
6. Non-elevator apartments three stories in height or less may be built at grade and shall provide a minimum front yard of 5 feet.
7. Courtyard minimum dimensions shall be set at 1.5 x building height or 50% of lot width.
Sec. 3.23.06. – Standards for Development of Main Street and State Road 674 within the Main Street Core District

The applicant shall be responsible for providing the necessary information to determine compliance with the applicable sections of this Part.

1. Building Frontage
   Buildings must occupy a minimum of 70% of a parcel's street frontage along Main Street and State Road 674 between State Road 579 and Maggie Street. Plazas, parks, and patios along Main Street frontage may count toward building frontage requirements. Natural resources protected by Part 4.01.00 of this Code shall be excluded from a parcel's street frontage dimension.

2. Main Street Building Setbacks
   A. Building setbacks along Main Street frontage shall be a minimum of 0 feet to a maximum of 5 feet. Where paved courtyards, arcades, or galleries are provided, building setbacks along street frontages shall be a maximum of 20 feet. A 10-foot maximum variation in setback along the street frontage is allowed within each project. On parcels containing natural resources protected by Part 4.01.00 of this Code, the building setbacks shall be the minimum possible to avoid said areas.
   B. Side and rear yard setbacks shall be in accordance with Table 5-2.

3. Building Orientation
   A building's primary orientation and façade shall be toward State Road 674, Main Street, or other Downtown Center street rather than the parking areas. The primary building entrance(s) shall be visible and directly accessible from the street. Entrance(s) shall be a distinctive and prominent element of the architectural design. Buildings shall incorporate lighting and changes in mass, surface or finish material, or balcony, porch or awning to emphasize the entrance(s).

4. Building Design
   A. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street.
   B. The building façade must be architecturally finished to grade.
   C. Buildings are encouraged to incorporate porch-like character including porticos or awnings along street-facing, park-facing, plaza-facing, and patio-facing building façades. These features may be counted toward the architectural relief.
   D. New parking shall occur within parking garages or within surface lots that are located behind the line of the building façade. First-story or ground floor individual unit garages for multi-family or mixed-use structures shall not be permitted to face Main Street or State Road 674.
   E. Each building on a Mixed-Use Building Lot, a Retail Building Lot, a Live/Work Building Lot, or a Civic Building Lot must have an entrance facing a street or public open space.
   F. Each building on a Mixed-Use Building Lot or a Retail Building Lot is required to have an awning/marquee, porch, balcony, or colonnade/arcade.
   G. For Mixed-Use Building Lots and Retail Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this
space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 40% of the actual building frontage and may not be used for parking.

H. Each building must have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows must provide necessary light and air shafts within their own lot without relying on the side yard of an adjacent lot.

I. Each building must have an entrance facing a street or public open space.

J. Each building on a Mixed-Use Building Lot is required to have an awning, balcony, colonnade, or arcade facing the street. The same requirement applies to Retail Building Lots except that a porch may be substituted. Buildings on Live/Work Building Lots are encouraged but not required to have one of these features. Any of these features may extend into the front yard. Extensions of awnings, balconies, colonnades, or arcades over public sidewalks require approval of the County Attorney who may require the property owner to enter into a right-of-way agreement establishing the property owner’s sole responsibility for repairing any damage that may result from public maintenance or improvements. When providing a required awning, balcony, colonnade, arcade, or porch, the following design requirements apply:

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

K. Minimum and maximum depths of front yards are shown Table 5-2. For Mixed Use Building Lots and Retail Building Lots, a portion of the building frontage may be set back up to an additional 20 feet beyond the maximum front yard depth if this space is constructed as a courtyard or entryway that is open to the sidewalk. This portion may be up to 40% of the actual building frontage and may not be used for parking.

L. On all Mixed-Use Building Lots and Retail Building Lots, building walls that face streets are required to have between 15% and 75% of their area in transparent windows. In addition, retail stores must comply with the following:

   a. The ground floor must have transparent storefront windows covering no less than 75% of the wall area in order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces.
   b. Storefronts must remain unshuttered at night to provide views of display spaces, and are encouraged to remain lit from within until 10:00 PM to provide security to pedestrians.
   c. Doors allowing public access to streets must be provided at intervals of at least 75 feet to maximize street activity, to provide pedestrians with frequent opportunities to enter and exit buildings, and to minimize any expanses of inactive wall. To be considered transparent, window and door glass, whether integrally tinted or with applied film, must transmit at least 50% of visible daylight. These requirements do not apply to walls that face alleys or lanes.
Section 3.23.07. - Building Form and Placement on Lots for the Main Street Core, Downtown Center, Government District, and Downtown Residential:
The primary entrance of every building must directly face a street, a square, a park, a plaza, or a green. The proper building placement is illustrated below for each lot type.

- Mixed-Use Building
- Retail Building
- Apartment Building
- Live/Work Building
- Apartment House
- Courtyard Apartment Building
- Rowhouse
- Cottage House
- Side Yard
- House
- Civic Building
1. Mixed-Use Building (MU)

- An awning, balcony, or colonnade/arcade is required along front of building, see section --- for requirements.
- Residential uses are not permitted in the 1st story.

* PRIMARY ENTRANCE SHOULD BE IN FRONT, ORIENTED TOWARD PEDESTRIAN TRAFFIC & ON-STREET PARKING

* PROPERTY LINE
  NO SETBACK

* 4TH STORY
  MIN. FIN. FLOOR TO FIN. CEILING

* 3RD STORY
  MIN. FIN. FLOOR TO FIN. CEILING

* 2ND STORY
  MIN. FIN. FLOOR TO FIN. CEILING

* 1ST STORY
  MIN. FIN. FLOOR TO FIN. CEILING

HEIGHT

BUILDING PLACEMENT

* FRONT

* PARKING IN REAR

* LOT LINE

* DRIVE STREET/SIDEWALK
  ACCESS/PARK
2. Retail Building (RB)

- An awning, balcony, or colonnade/arcade is required along front of building. See section for requirements.

- Primary entrance should be in front, oriented toward pedestrian traffic & on-street parking.

- Building placement.
3. Apartment Building (AB)

- An awning, balcony, or colonnade/arcade is required along front of building. See Section --- for requirements.
- Accessory unit is not permitted.
- Detached garage may be 1 story max.

* Stoop & avg. finished floor elevation: 30" min.
4. Live/Work Building (LW)

- Property line setback
- 2nd story (top) min. fin. floor to fin. ceiling
- 1st story min. fin. floor to fin. ceiling

* An awning, balcony, or colonnade/arcade is encouraged along front of building. See section ___ for requirements.

* Accessory unit is permitted.

* Detached garage may be 2 stories max.

**Height**

- Street street sidewalk
- Lot line

* Primary entrance should be in front, oriented toward pedestrian traffic & on-street parking

**Building Placement**
5. Apartment House (AH)

* ACCESSORY UNIT IS NOT PERMITTED.
* DETACHED GARAGE MAY BE 1 STORY MAX.

* STOOP & AVG. FINISHED
  FLOOR ELEVATION: 30" MIN.

BUILDING PLACEMENT

* PRIMARY ENTRANCE SHOULD
  BE IN FRONT, ORIENTED
  TOWARD PEDESTRIAN TRAFFIC
  & ON-STREET PARKING
6. Courtyard Apartment (CA)

- Accessory Unit is NOT permitted.
- Detached garage may be 1 Story MAX.
- Stoop & AVG. FINISHED FLOOR ELEVATION: 30" MIN.

**HEIGHT**

**BUILDING PLACEMENT**

- Multiple primary entrances permitted. All should be in front/courtyard, oriented toward pedestrian traffic & on-street parking

**LOT LINE**

**MAIN STRUCTURE**

**PARKING IN REAR**
7. Rowhouse (RH)

- Accessory unit is permitted.
- Detached garage/accessory building may be 2 stories max.
- Stoop & avg. finished floor elevation: 30" min.

**Height**

**Building Placement**

- Primary entrance should be in front, oriented toward pedestrian traffic & on-street parking.
8. Cottage House (CH)

- Accessory unit is permitted.
- Detached garage/accessory building may be 2 stories max.
- Each cottage house shall be permitted 1 main structure and 1 accessory building.

- Stoop & avg. finished floor elevation: 30" min.

**Height**

**Building Placement**

- Primary entrance should be in front, oriented toward pedestrian traffic & on-street parking.

**Lot Line**

**Street/Street/Street/Curb/Park**

**Setback Ref. To**

**Setback**

**1st Story**

**Habitable attic counts as 1 story**

**Min. fin. floor to fin. ceiling**

**Building frontal to 50% of lot frontage as required for the property type.**
9. Sideyard House (SH)

- Accessory unit is permitted.
- Detached garage/accessory building may be 2 stories max.
- Each cottage house shall be permitted 1 main structure and 1 accessory building.
- First floor elevation: 30" min.

- SIDE YARDS MAY BE 0’ ON ONE SIDE PROPERTY LINE IF THE ADJACENT LOT IS A SIDEYARD HOUSE LOT OR IF THE ADJACENT LOT TYPE CAN ACCOMMODATE A 5’ MIN. MAINTENANCE EASEMENT, SIDE YARD REQUIREMENTS SHALL BE 3’ MIN. IN ALL OTHER INSTANCES.

BUILDING PLACEMENT
10. House (HO)

- Accessory unit is permitted.
- Detached garage/accessory building may be 2 stories max.
- Each cottage house shall be permitted 1 main structure and 1 accessory building.
- First floor elevation: 30" min.

**HEIGHT**

**BUILDING PLACEMENT**
11. Civic Building (CB)

- Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities, and places of assembly.

**HEIGHT**

- Building placement requirements for civic buildings vary by site. In general, civic buildings should be sited in locations of particular geometric importance, such as anchoring a major public space, or terminating a street vista.

- The civic building terminates the view of this street.
- The civic building anchors the green at a prominent corner.
- The civic building anchors the space from within the green.
Section 3.23.08 – Allowable Street types for the Main Street Core, Downtown Center, Downtown Residential, Government District, and Wimauma Light Industrial and Commercial

Street Type Cross-Section

- Boulevard
- Main Street
- Multimodal Avenue
- Neighborhood Street
- Greenway/Trail

<table>
<thead>
<tr>
<th>Street Types</th>
<th>Main Street Core</th>
<th>Downtown Center</th>
<th>Downtown Residential</th>
<th>Government District</th>
<th>Light Industrial and Commercial</th>
<th>Village Residential (WVR-2)</th>
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<tr>
<td>Multimodal Avenue</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Greenway/Trail</td>
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</tbody>
</table>

Table 8-1

Section 3.23.09 – Streetscape Standards for the Main Street Core, Downtown Center, Downtown Residential, Government District, and Wimauma Light Industrial and Commercial

Definition of zones within cross sections.

1. Frontage Zone. The area adjacent to properties, such as building entrances, front yards, stoops, window shopping area, vending, café seating, and building-related utilities. This area may be part of the public right-of-way, or private, if a building setback is present.
2. Pedestrian Clearway Zone. The most important area of the street for safe, accessible, and efficient movement of pedestrians. The width depends on the street context. The minimum will be higher on streets with greater pedestrian activities. An adequate pedestrian clearway is most important in sidewalk design.
3. Furnishing and Planting Zone. This zone in the boulevard provides space for a wide range of street elements such as trees, other plantings, litter and recycling bins, benches, street lights, and bicycle racks.
4. Edge Zone. The space behind the curb that acts as a buffer between moving/parked vehicles and the other sidewalk/boulevard functions. May accommodate sign posts, parking machines, decorative pavers, and garbage set out.

Street Type Cross-Sections
1. Boulevard
   A. West of West Lake Drive
2. Main Street
3. Multimodal Avenue
4. Neighborhood Street
5. Greenways
Section 3.23.10 - Floor Area Ratio

Employment and shopping opportunities are centered in the Wimauma Downtown where existing Future Land Uses determine FAR. A maximum 0.5 FAR is allowed on the Future Land Use Map.

In order to support a Main Street character in the Wimauma Downtown Main Street Core district, FAR needs to be 1.0 requiring coordination with the Future Land Use Map.

Section 3.23.11 - Street Network Design

1. Development must accommodate the grid-like pattern in Wimauma Downtown as represented in the Plan.
2. Wimauma Downtown must provide an interconnected network of streets, alleys or lanes, and other public passageways.
   A. Downtown streets must be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with nearby commercial services, schools, parks, and other neighborhood facilities within downtown or adjoining developments and neighborhoods. Sidewalks, rows of street lighting, and street trees must be provided on both sides of all downtown streets. Stakeholder concerns about safety and walking
   B. Downtown streets should be organized according to a hierarchy based on function, size, and design speed. Rights-of-way are expected to differ in dimension and must meet the appropriate county standards for safety.
   C. Downtown streets should form an orthogonal grid and are required to intersect at ninety-degree angles.
   D. Downtown must accommodate one or more public transit nodes for future service to points beyond the Village.
   E. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.
   F. The use of raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to more conventional traffic calming measures such as speed bumps.
   G. Cul-de-sacs are not permitted except where physical conditions such as freeways provide no practical alternatives for connection for through traffic. Each cul-de-sac must be detailed as a close, with landscaping in the center.
   H. Provide pedestrian networks that offer clear circulation paths from Off-Street Parking Areas to building entrances
   I. Provide connections to the Wimauma Greenway Trail adjacent to Downtown.

Section 3.23.12 - Mobility, Parking, and Access

Except as otherwise provided by this Section, parking requirements for all uses shall be in accordance with the Parking Standards of Section 6.05.00. 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 250 feet of the development site that the parking is required to serve. The off-site parking spaces shall be located within 250 feet walking distance of a public entrance
to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served;

B. Off-site required off-street parking shall not be separated from the use it serves by arterial or collector streets, or other similar physical barriers to convenient access between the parking and the use.

From Riverview Overlay – Can this be achieved through development agreements?

C. The parking requirements in Section 6.05.00 of this Code for non-residential uses may be reduced by 50 percent.

D. 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 not withstanding other sections of the code.

E. Bicycle Parking Credit. If bicycle parking facilities are provided within the project, the Administrator may approve up to ten percent reduction of all required vehicle parking spaces, or one vehicle parking space, whichever is greater. Bicycle parking must meet the design standards of Section 6.05.02 of this Code.

2. Off-Street Parking (surface parking lots)
   A. In projects with off-street surface parking, parking shall be located behind the line of the building façade fronting Main Street and all streets in the Wimauma Downtown Overlay.
   B. Notwithstanding the above, surface parking lots may be located at the rear of the building.

3. Parking Garages
   A. 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.
   B. Direct pedestrian access in the form of pedestrian entrances and walkways from parking garages to each adjacent street shall be provided.
   C. Parking Garages are permitted in the Downtown Center, Government District, and Light Industrial and Commercial District.

4. Connectivity
   A. Parking, service drives, and alleys shall be designed to allow for future connections to adjacent parcels and to allow all development along State Road 674 to be accessible from a street with an intersection at State Road 674.
   B. Direct pedestrian access in the form of pedestrian entrances, sidewalks, crosswalks, and other walkways from public sidewalks to building entrances and between parcels shall be provided.
   C. Adequate consideration for the access needs of disabled or handicapped residents and visitors through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled persons an increased level of mobility.
5. Screening
   A. Trash, recycling receptacles, loading docks, service areas, and other similar areas must be located in parking areas or in a location that is not visible from the street frontages, and must be screened to minimize sound and visibility from residences and to preclude visibility from adjacent streets. Service areas shall be screened by a masonry wall and landscape buffer. The wall shall be a minimum of six feet in height using architectural design, materials and colors that are consistent with those of the primary structure. The landscape buffer shall be a minimum of five feet in width and contain evergreen plants a minimum of three feet in height at the time of planting and spaced not more than four feet apart.
   B. Mechanical equipment shall be placed behind the line of the primary building façade and shall be screened from view of any street by fencing, vegetation or by being incorporated into a building.
   C. All rooftop mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing it into roof structure.
   D. Fences and walls shall be constructed of masonry, vinyl or cast iron/metal. The location of all fences and walls shall be in accordance with Part 6.07.00 of this Code.
   E. Landscaping, irrigation, and buffering, including off-street vehicular use areas, street trees, and buffering and screening between incompatible land uses, shall be in accordance with Part 6.06.00 of this Code.
   F. Perimeter buffer along ROW. On any parcel of land providing an off-street vehicular use area, where such area is not entirely screened from an abutting right-of-way by an intervening building or other structure, a landscaped buffer a minimum of eight feet in width shall be provided between the off-street vehicular use area and the right-of-way, unless the buffer or screening requirements of Part 6.06.06 are more stringent, in which case the more stringent requirements shall apply.

6. Utilities
   Where possible, all utility lines for newly constructed structures shall be located underground.
   A. Utility poles and other utility infrastructure shall not obstruct Main Street sidewalks and pedestrian areas within the public realm.

7. Storm Water
   Storm water retention/detention ponds with slopes steeper than 4-to-1 shall be located to the rear of all principal buildings on the parcel. Chain link fencing around storm water ponds shall be prohibited.

8. Joint Use Facilities and Shared Parking
   Nothing in this Section shall be construed to prevent the joint use of off-street parking or off-street loading space for two or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this Code.
   A. An agreement for such joint use, in the form of a reciprocal easement acceptable to the office of the County Attorney shall be filed with the Administrator and recorded with the Clerk of the Circuit Court for Hillsborough County, Florida.
   B. No part of an off-street parking area or off-street loading area required for any structure or use for the purpose of complying with the provisions of this Code, shall be included as a part of an off-street parking area or off-street loading area similarly required for another building or
use, unless the Administrator determines that the periods of peak usage of such buildings or uses will not be simultaneous with each other.

C. All development orders or permits covering such approval shall include the requirements that the order or permit is valid only so long as the conditions described in the application for order or the permit exist.

Section 3.23.13 - Sign Standards

Signs within the WD Overlay as illustrated in Figure 1, herein, shall conform to the limitations and provisions of Article VII of this Code and must be constructed of materials similar to those of the buildings served. Additionally, the following limitations and provisions shall apply.

1. Structural Alteration and/or Replacement.
Notwithstanding the applicability provisions of this Part, structural alteration and/or replacement of existing signs that do not conform to the requirements of this Part on parcels within the Overlay District as shown in Figure 1, herein, as well as on any other parcel that is aggregated for development with a parcel shown in Figure 1, shall not be permitted, regardless of whether any building activity is occurring on the parcel at the time, except that such signs may be removed and replaced with signs conforming with the requirements of this Part.

2. Nonconforming Signs.
Notwithstanding the applicability provisions of this Part and regardless of whether any building activity is occurring on the parcel at the time, nonconforming signs may be removed and replaced with signs conforming with the requirements of this Part, and those illegal nonconforming signs as identified in Section 7.02.03.A which should have been removed or modified under prior law shall only be removed and replaced with signs conforming with the requirements of this Part. Variance requests to allow the continued use of existing nonconforming monument signs shall be considered pursuant to the sign standards of this Part.

3. Replacement of Advertising Copy or Panels.
Replacement of advertising copy or panels on such signs that do not involve structural alterations shall be allowed if otherwise permitted by this Code.

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

5. Sign Lighting.
Sign lighting fixtures shall be hidden from view by landscaping. All other sign lighting shall conform to the limitations and provisions of Part 6.10.00 of this Code.
Section 3.23.14 - Transfer of Development Rights (TDR) Receiving Zone

The development rights attached to a parcel of land can sometimes be transferred to other parcels. The TDR Element encourages the transfer of density for several purposes: to move potential development to certain locations inside the USB; to encourage continued use of land for rural and open space purposes by transferring potential density off the land which maintains value of the sending zone; and to allow the accumulation of sufficient development rights to support downtown development.

1. Allow for the transfer of dwelling units between 2 separately owned or commonly held properties, whether or not they are contiguous to each other. The designated sending area shall be inside the limits of the Wimauma Village Residential-2 category and other areas outside of USB.
2. The designated receiving areas shall be located inside the Urban Service Area of Wimauma, Downtown Receiving Zone for TDR as illustrated in Figure 1. The exchange ratio for transfer of dwelling units into the priority receiving zone of the Wimauma Downtown 1:2.
3. 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.
4. TDR tracking shall be via file-permanent deed restriction.

Section 3.23.12. – Affordable and Workforce Housing Density Bonus

To encourage a broad range of family sizes and incomes, each project of at least 10 units with 20% of the proposed number of dwellings as affordable and workforce housing, as generally defined by Hillsborough County or during the process of approving an individual project will be granted a bonus density per Hillsborough County regulations. Affordable and Workforce Housing bonuses may be used in conjunction with TDR credits resulting in a stacking of density bonuses.

This bonus provision has the potential to assist with much needed housing in Wimauma and begin to address the affordability concerns that residents shared. Additionally, there are a number of mobile homes located within Wimauma which are not sustainable long term and vulnerable to natural hazards.

1. Accessory dwellings may provide additional workforce housing, but such dwellings may not be counted towards the fulfillment of the 20% affordable and workforce housing to achieve the bonus density.
2. Affordable and Workforce housing must be made available on approximately the same schedule as the balance of housing in each phase of a project; workforce housing may not be deferred until the final phases.
   A. A specific schedule for the types, location, and phasing of construction of workforce housing must be proposed with each application.
3. Affordable and Workforce housing units must be roughly proportional to the tenure types (fee simple, condominium, rental) of the market rate units in each development project.
4. The bedroom mix of affordable and workforce housing units must be proportional to the bedroom mix of the market rate units.
5. Affordable and Workforce housing units are expected to meet or exceed energy efficiency requirements.
6. Affordable and Workforce units should be substantially similar to market rate and should not appear different from the outside. Residents must have access to the same amenities as market rate.
7. Affordable and Workforce housing must be sold or rented only to qualified households as defined by Hillsborough County.
   A. 30% of the required workforce housing must be affordable to families earning below 50% of the County’s Area Median Income (AMI). 30% of the required affordable housing must be affordable to families earning 50% to 80% of the County’s AMI. 30% of the required workforce housing must be affordable to families earning 80% to 100% of the County’s AMI. 10% of the required workforce housing must be affordable to families earning 100% to 120% of the County’s AMI.
   B. Workforce housing may be offered for sale or rent through agencies operating affordable housing programs that are specifically approved by the Hillsborough County for this purpose.
8. Affordability must be maintained for a period of at least 25 years. Hillsborough County will establish standards for maintenance of affordability during this 25-year period.
   A. These standards may include documents being recorded in the public records of Hillsborough County describing the affordability requirements for each workforce housing unit.
   B. These standards may include a program that would restrict the resale of individual workforce housing units or the subsequent rental of a purchased unit only to other qualified households as defined by Hillsborough County.
   C. These standards may include a program for setting resale prices for individual workforce housing units to maintain affordability and resetting the 25-year affordability period upon resale, and may provide for appreciation in the value of the unit to accrue to the seller in increasing percentages based on the length of time that the unit is occupied by a qualifying household.
9. “Floating” units are preferred in lieu of designating specific units within multi-family development, and Town House/Rowhouse developments.