Sec. 5.04.01. - Purpose and Sub-Plan Designation Areas

The purpose is to implement the Comprehensive Plan policies for the Residential Planned-2 Future Land Use Category and to describe what is desired in the area. Projects with a proposed density in excess of 1 dwelling unit per 5 gross acres shall require approval of a PD-RP-2 (Planned Development - RP-2) rezoning that clearly demonstrates compliance with the Planned Village criteria established within the Comprehensive Plan and the following Land Development Code regulations.

This portion of the Land Development Code includes rules for a Balm Village Plan Area and a North Village Plan area as shown in Figure 5.04-1. These areas include a vision to balance growth with rural character while providing improvements in supporting infrastructure and services.

The Residential Planned-2 (RP-2) areas within the Balm Community Plan (referred to as the Balm Village Plan Area) shall include a mix of residential made up of neighborhoods, neighborhood servicing commercial uses, open space, preservation lands, agricultural, civic, and recreational uses along with a mixed-use village center in downtown Balm (shown as part of the Balm Community Plan in the Livable Communities Element of the Comprehensive Plan). The Balm Village Plan Area shall be a collection of neighborhoods that have been designed with a range of housing types and lot sizes, and conducive to multimodal accessibility.

To achieve densities greater than 1 unit per 5 acres, projects shall provide enhanced neighborhood design, open space and benefits to the community not found or required in typical developments in exchange for a greater density.

Sec. 5.04.02. – Applicability

These standards shall apply to development outside the Urban Service Area within the Balm Village and North Village sub-plan areas of the Residential Planned-2 (RP-2) land use category as shown in Figure 5.04-1. Specifically, the standards shall apply to new residential/mixed use development requesting a gross density of more than 1 unit per 5 acres (Planned Village) as of March 1, 2021. These standards apply to the Balm Village Plan Area for properties of 160 acres or more (or under 160 acres when aggregating in accordance with the Future of Hillsborough Comprehensive Plan) and for any area in the North Village Plan Area greater than 5 acres seeking more than 1 unit per 5 acres. These provisions shall not apply to public schools and previously approved planned developments, previously approved subdivisions, or any project with unexpired preliminary site development approval as of March 1, 2021.

In addition to the standards provided herein, development within RP-2 shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the RP-2 regulations conflicts with any other standards or regulations of the Land Development Code, Part 5.04 of the Land Development Code shall prevail.

Minor and major modifications to pre-existing Planned Developments and/or Planned Villages within the applicable area shall be evaluated for consistency with these regulations to the greatest extent possible.
In applications where only a portion of the pre-existing Planned Development and/or Planned Village is proposed for minor or major modification, these regulations shall only apply to the portion of the project subject to the modification.

Figure 5.04-1
RP-2 Sub Plan Designation Areas Map

Design rules for the Balm Village Plan Area are found in Sec. 5.04.03 and design rules for the North Village Plan Area are found in Sec. 5.04.04. Design exceptions are discouraged and shall be reviewed as part of the PD process.

Sec. 5.04.03. – Balm Village Plan Area Design Rules

A. Form

1. Overall Physical Form: The Neighborhood shall be designed featuring neighborhood centers with housing styles and lot sizes determined by their location relative to the neighborhood center and to the outer neighborhood area. The intent is to provide open space within and/or around the perimeter of the Neighborhood with larger lots on the perimeter and smaller lots on the interior. Other non-residential uses may be included in the Neighborhood and shall be integrated with the residential development area.

2. Placement and Centers: The Neighborhoods shall be designed so that at least 40 percent of the housing units are within a five-minute walking distance (no more than a quarter mile radius that shall be connected) to the perimeter of a Neighborhood Center. When outside of a quarter mile, a rural residential form shall be provided. Multiple Centers may be provided to meet or exceed the 40 percent to encourage walkability.
a) Neighborhood Centers shall be located inside of the neighborhood or on the periphery of the neighborhood near the roadway right of way at the entrance. They shall include one or more of the following: parks, government/public service uses, public or private schools, community gardens, farmers markets, churches, residential support services (i.e. daycares), general indoor recreational uses, neighborhood oriented retail uses, and/or office uses. Public schools shall be permitted to be located within or external to a Neighborhood Center and shall be subject to the review and approval by the Hillsborough County School Board. Public and private schools can potentially be classified as a neighborhood center, should the building form and arrangement of the school and the residential uses within the radius be demonstrated to create a compact, pedestrian-oriented development. Otherwise, a school cannot be considered a neighborhood center.

1. The acreage of the neighborhood center shall be at least 2.5 percent of the gross acreage of the project size. A minimum FAR of 0.5 on the required neighborhood center acreage shall be provided should the neighborhood center provide any school, church, residential support, general indoor recreational, retail and/or office uses.

2. Neighborhood centers uses shall be developed in a block pattern with a maximum block length of 900 feet. Neighborhood centers comprised completely of non-enclosed uses, such as parks, gardens and farmer’s markets, shall have no minimum block length. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets or exceeds can be evaluated at the time of rezoning.

3. Building design within the neighborhood center shall be in compliance with Section 5.04.03.D.3.

b) Village Center: Existing commercial areas, downtown Balm (as shown as part of the Balm Community Plan in the Livable Communities Element) or other nodes as shown approximately in Figure 5.04.02 that are larger than the Neighborhood centers may support and satisfy commercial requirements subject to County approval.

c) Residential development located within a quarter-mile radius of the Neighborhood Center boundary (Neighborhood Residential) shall be in a compact, pedestrian-oriented development form. Development shall occur in a block pattern with each block framed by public streets on at least three sides. The maximum length of any block face shall be 500 feet. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets or exceeds can be evaluated at the time of rezoning.

d) Residential development located in excess of a quarter mile radius of the Neighborhood Center boundary (Rural Residential) shall be less structured and use open space to conserve open space, provide scenic vistas and reflect rural characteristics of the area when arranging residential development. Residential lots are to be located in 10-20 lot groupings separated from other 10-20 lot groupings by open space. Streets in Rural Residential areas are to be in a somewhat curvilinear manner, based on site conditions, and connect lot groupings connected to the Neighborhood center via streets and multimodal connections.

3. Open Space: Developments shall designate at least 40 percent of the site for contiguous Open Space. The locations of the Open Space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Internally located Open Space may be needed to compliment a conservation subdivision form, while perimeter Open Space may be needed to provide a transition and/or separation from an adjacent lower density residential or agricultural use. See Section 5.04.03 G. for more information.

4. Connectivity: Neighborhoods are to be interconnected and connect to adjacent neighborhoods when possible. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connections should occur through streets and multimodal connections.
B. Residential Densities

1. Community Benefits: To encourage public benefits, projects may receive a density increase above 1 unit per 5 gross acre (unless otherwise specified by existing zoning) up to a total of 2 units per gross acre utilizing the density bonuses shown in Table 5.04-1. The community benefits must exceed the minimum development standards as required within the 5.04.00 Planned Villages Land Development Code to be eligible for the density increase.

Table 5.04-1
Community Benefits

<table>
<thead>
<tr>
<th>COMMUNITY BENEFITS</th>
<th>DENSITY/NO. OF BENEFITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Density</td>
<td></td>
</tr>
<tr>
<td>1 du/5 gross acres (unless more intense zoning district presence) up to 0.2 du/gross acre</td>
<td></td>
</tr>
<tr>
<td>Max Density</td>
<td></td>
</tr>
<tr>
<td>(Density Bonuses for 160 acres or greater) up to 2 du/gross acre</td>
<td></td>
</tr>
<tr>
<td>A) Construct on-site non-residential uses at a minimum FAR of 0.75 within the required Neighborhood Center acreage size.</td>
<td>0.5 du/ha</td>
</tr>
<tr>
<td>B) Construct off-site Regional Commercial at least 30,000 square feet in downtown Balm or within the commercial nodes depicted on (Figure 5.04-2) and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the PD process that the connection can be completed by the application. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.</td>
<td>1.0 du/ha</td>
</tr>
<tr>
<td>C) Construct additional multimodal connections that are above what is required per this Code including (publicly accessible vehicle, bicycle, pedestrian connections such as separated bicycle facilities, trails, or local roadway connections) to existing commercial development (as agreed during PD process). Must include at least two connections and be publicly accessible along the right-of-way.</td>
<td>0.25 du/ha</td>
</tr>
<tr>
<td>D) Dedicate on-site land for town center or office uses or other residential support uses (acreage based on market study – at least 1 acre) use for public use before commercial is constructed</td>
<td>0.25 du/ha</td>
</tr>
<tr>
<td>E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County’s CIP and must be approved by the BOCC.</td>
<td>0.10 du/ha</td>
</tr>
<tr>
<td>F) Four or more different housing types (Per Section 5.04.05 – A) - no less than 10 percent and no more than 40 percent should be provided of one housing style included in design rules</td>
<td>0.50 du/ha</td>
</tr>
<tr>
<td>G) Provision of 1 acre or greater lots along 70% of the Neighborhood’s perimeter and at least 50 percent of non-</td>
<td>0.50 du/ha</td>
</tr>
</tbody>
</table>
C. Mixture of Housing Types and Lot Sizes

1. Housing Types. Each neighborhood shall contain at least three different housing types from the list below. No less than 20 percent and no more than 60 percent should be provided of one housing type or lot size out of the list of three housing types.

<table>
<thead>
<tr>
<th>Table 5.04-2</th>
<th>Housing Types</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>TYPE</th>
<th>LOT SIZE</th>
<th>MINIMUM LOT WIDTH</th>
<th>LOT ARRANGEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Lot/Estate House</td>
<td>1 acre min</td>
<td>150 feet</td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential (front-loaded) Type 1</td>
<td>6,000 – 10,000 sq. ft.</td>
<td>70 feet</td>
<td>Internal to site</td>
</tr>
<tr>
<td>Single-Family Residential (front-loaded) Type 2</td>
<td>10,000 sq. ft. – 1 acre</td>
<td>75 feet</td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential (rear-loaded) Type 1</td>
<td>4,000 – 6,000 sq. ft.</td>
<td>40 feet</td>
<td>Internal to site</td>
</tr>
</tbody>
</table>
D. Commercial Requirements

1. New developments are not required to provide commercial requirements. However, larger developments are encouraged to provide services to residents, which can be supported on-site or off-site. The intent is to concentrate commercial in several nodes. The commercial requirements and community benefits are correlated. A project may provide commercial benefits and are provided in Table 5.04-1 (Community Benefits).

2. If the applicant provides commercial as part of a community benefit (utilizing Table 5.04-1), a market analysis study shall be submitted to determine the total amount of community and neighborhood commercial/retail in the area and the potential demand and type of services needed. Community commercial shall be within five miles of 50 percent of the project area and neighborhood commercial uses shall be within one and half miles ideally near the nodes identified in Figure 5.04-2. The market analysis shall be reviewed as part of the PD process and by an independent advisor retained by the County at the expense of the applicant. If on-site commercial and office uses are provided, they shall be located together to form a single node on the periphery of the neighborhood adjacent to major streets and connected to the neighborhood by local streets and pedestrian facilities. The minimum size of an individual retail use within a neighborhood center is 4,000 square feet unless a market analysis can be shown that a lesser amount is needed. The maximum size of an individual retail use within neighborhood centers that have been co-located is 20,000 square feet.
3. Non-residential design applies to village and neighborhood centers within developments as well as off-site commercial.
   a) All non-residential buildings, excluding agricultural structures, churches and schools shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor area.
   b) All non-residential buildings, excluding agricultural structures, churches, and schools shall have metal or shake-style shingle roofs with a minimum pitch of four to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be utilized.
   c) All non-residential buildings, excluding agricultural structures, churches, and schools shall be externally clad with brick, stone, wood slats or vinyl slat-style siding. Stucco cladding shall not be utilized.
   d) Parking shall be limited to one aisle of parking with spaces located on both sides between the principal building(s) and the street rights-of-way.
   e) All non-residential buildings, excluding agricultural structures, churches, and schools shall incorporate the design features shown in Table 5.04-3 below. For the Roofs and Windows architectural elements, at least one of the specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified. Additionally, all windows shall have mullions. For the Façades architectural element, at least two of the
specified design features shall be utilized on all elevations facing roadways and/or parking areas, unless otherwise specified.

Table 5.04-3: Non-residential building elements

<table>
<thead>
<tr>
<th>Architectural Elements</th>
<th>Design Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofs ¹</td>
<td>Dormers, steeples, cupolas, intersecting roof lines</td>
</tr>
<tr>
<td>Windows ²</td>
<td>Shutters, awnings, porch roofs, Mullions</td>
</tr>
<tr>
<td>Façades ²</td>
<td>Covered porches, columns, decorative column brackets, arcades, recessed entryways, porticos, pilasters, gingerbread gables</td>
</tr>
</tbody>
</table>

¹ At least one design feature shall be utilized for every 50 feet of roof length along roadways and/or parking areas.

² At least 60 percent of the horizontal length of each façade along roadways and/or parking areas shall be comprised of windows, shutters, transoms, awnings, porches, doors, recessed entryways, arcades, porticos and/or pilasters. Horizontal banding and other predominately horizontal elements shall not contribute towards satisfaction of this requirement.

E. Buffering and Screening

1. To avoid the incompatibility of a higher density development to low density development and to improve the outward appearance of the project within the rural area, an open space buffer shall be required. A 250 foot wide buffer shall be provided around at least 70% of the site and counted as Open Space. The remaining 30% of the perimeter may remain flexible to allow for the placement of Neighborhood Centers and/or connection to adjacent Neighborhoods/Planned Villages. These buffers may allow pedestrian paths within the buffers. These buffers shall be platted as separate tracts to be owned and maintained by the Homeowner’s Association or similar entity. The 250 foot wide buffer shall be required where adjacent to ELAPP acquired or approved to be acquired properties and may not be alternatively proposed as Perimeter/Estate Lots, as provided in 5.04.03.E.3, or reduced when providing screening per Table 5.04-4.

2. Alternately, the use of Perimeter/Estate Lots may be used as an alternative to the 250 foot wide buffer and may count towards all or portions of the 70% project perimeter requirement. Such lots shall provide rear yard setback differentials exceeding 25 feet minimum along the PD perimeter with a minimum rear yard setback of 50 feet for each individual lot. Accessory structures, accessory dwellings, unenclosed pools and/or enclosed pools shall not be located within the 50 foot required rear yard. The screening required along the perimeter shall be in accordance with the minimum rear yard setback of the lot as equal to a buffer width. For example, a 50 foot rear yard setback shall use the screening options available for a 50 foot wide buffer. An easement shall be platted as part of these lots allowing for the installation and maintenance of the screening by the Homeowners Association or similar entity. The required buffer shall be located within the easement. These lots can be counted towards meeting the required minimum acreage of Open Space. Perimeter/Estate lots shall not supersede required buffer widths along a scenic corridor. Pedestrian paths can be permitted within the buffer.

3. Alternative buffer widths can be proposed when also providing screening to obscure development in accordance with Table 5.04-4. Table 5.04-4 provides a sliding scale of buffer width in conjunction with screening opacity (the narrower the buffer width, the greater the screening provided). These reduced buffers may be counted towards the required minimum acreage of Open Space. Additionally, these required buffers may be counted towards all or portions of the 70% project.
perimeter requirement. Alternative buffer widths and screening shall not supersede required buffer widths along a scenic corridor.

a) Table 5.04-4 provides buffering and screening options. Within the buffer area, the developer shall install landscaped berms, fences and, if applicable, pedestrian pathways.

Table 5.04-4 UNDER REVIEW

<table>
<thead>
<tr>
<th>Buffer Width (ft)</th>
<th>Opacity (higher percentages indicate greater levels of screening)</th>
<th>Hedge /Fence Required</th>
<th>Alternative 1</th>
<th>Alternative 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Shade Tree</td>
<td>Ornamental Tree</td>
<td>Shrubs</td>
</tr>
<tr>
<td>250</td>
<td>30%</td>
<td>none</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>200</td>
<td>40%</td>
<td>3' evergreen hedge</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>150</td>
<td>50%</td>
<td>6' fence</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>100</td>
<td>60%</td>
<td>6' fence or berm with 4' evergreen hedge</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>50</td>
<td>70%</td>
<td>6' fence and 4 ft. berm with 5 ft. deciduous hedge on top</td>
<td>4</td>
<td>7</td>
</tr>
</tbody>
</table>

b) The berms shall have an undulating height of one to three feet in height and a side slope of 4:1 or shallower. The berms shall have irregularly spaced interruptions and the berm segments shall have a total length of at least 40 percent, and no more than 80 percent, of the parcel's road frontage.

c) Fences shall be limited to those provided in Sec. 5.04.03.F.
d) Ground signs shall be permitted in the buffer area adjacent to project driveways only. Monument signs at projects entrances are permitted within the buffer.

e) Buffers shall be established as part of the Phase 1/initial development phase of the project to allow for the buffer to reach maturation to the fullest extent possible.

F. Fences and Walls

1. All fences and walls in residential developments that are constructed, owned and/or maintained by the developer or a homeowner’s association or similar entity shall be limited to the following designs and materials.

   a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members. The base below the spanning members shall be a maximum of two feet in height above ground level.

   b) Masonry columns shall be encased in brick or stone with spanning members comprised of metal, wood or other similar materials and having a maximum opacity of 50 percent. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least eight, and no more than twenty-five (25) feet apart.

   c) Green or black chain link fencing is permitted, however attaching of slats or other nonvegetative screening to the fence shall be prohibited.

   d) Notwithstanding the provisions above, if a fence or wall is located along a Designated Scenic Roadway, the setback of the fence or wall shall be regulated by this Code.

2. Fences and walls for the purpose of buffering and screening non-residential uses from internal and external residential not separated from the non-residential use by a 50 foot or more wide right-of-way shall be limited to the following:

   a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members.

   b) Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level and there shall be a minimum spacing of four feet between columns. The base and columns shall be encased in brick or stone and the spanning members shall have a maximum opacity of 50 percent.
c) Green or black chain link fencing. Attachment of slats or other nonvegetative screening to the fence shall be prohibited

G. Open Space

1. A minimum of 40 percent of the project’s gross acreage shall be designated on the general site plan as contiguous Open Space.

2. In addition to the open space permitted in the Rural Service Area per the Future of Hillsborough County Comprehensive Plan, other types of allowable open space may be provided including:
   a) Agriculture uses; and
   b) Passive Recreation (to include, but not limited to, walking paths, equestrian trails, off-road bicycle paths, tot lots, plazas, and greens. Some area may not be suitable for pedestrian and bicycle paths).  
   c) Stormwater ponds that are designed in a manner to allow for open space and/or passive recreation available to all neighborhood residents (a maximum of 10 percent of the total open space requirements).  
   d) Community gardens  
   e) Community gathering places without active recreational components  
   f) Perimeter buffers  
   g) Perimeter lots (not exceeding 10 percent of the total open space requirements)

3. The following shall not count towards the Open Space minimum acreage requirement:
   a) Golf Courses;  
   b) Amenity areas (pools, clubhouse).  
   c) Active recreational areas

H. Transportation (Mobility)

1. Access or perceived access into and through the neighborhoods shall not be restricted by gates or other security measures that would inhibit vehicular or pedestrian connectivity and accessibility, including guardhouses and gatehouses. This regulation does not prohibit entry features for Neighborhoods if they do not restrict vehicular access to any person.

2. The developer shall provide sidewalks on both sides of the street along with crossings along the perimeter of the school site and on streets leading to the school within the site boundaries.

3. Developers shall provide sufficient right-of-way for external roadways to accommodate future sidewalks unless otherwise found approvable by the County Engineer and approved by the BOCC.

4. Residential, non-residential and open space areas of the neighborhood shall be connected to one another utilizing a pedestrian sidewalk network. Because types and locations of Open Space areas can vary from neighborhood to neighborhood, pedestrian access to and within an Open Space area shall be evaluated at the time of rezoning.

I. Lighting

1. Projects will utilize alternative light sources to minimize light pollution for commercial, office, residential and active recreational areas.

2. Illumination of the vertical planes of gas station canopies and other similar structures shall be prohibited.

3. All poles or standards, other than those made of wood, used to support nonexempt outdoor lighting fixtures shall be anodized or otherwise coated to minimize glare from the light source.

4. Outdoor pole lights within all nonresidential projects shall have a maximum height of 18 feet. Additionally, exterior lighting, including temporary or special events lighting, shall not blink, flash or oscillate. All exterior lighting shall be extinguished no later than one hour after the close of business, except for wall mounted security lights and parking lot pole lights located nearest to buildings.
Sec. 5.04.04. – North Village Plan Area Rules

A. Form

1. Overall Physical Form: The Neighborhood shall be designed featuring neighborhood centers with housing styles and lot sizes determined by their location relative to the neighborhood center and to the outer neighborhood area. Additionally, the provision of open space within and/or around the perimeter of the Neighborhood may cluster development into smaller areas of the project. Other non-residential uses may be included in the Neighborhood and shall be integrated with the residential development area.

2. Placement and Centers: The Neighborhoods shall be designed so that at least 40 percent of the housing units are within a five-minute walking distance (no more than a quarter mile radius that shall be connected) to the perimeter of a Neighborhood Center. Multiple Neighborhood Centers may be provided to meet or exceed the 40 percent to encourage walkability. When outside of a quarter mile, a rural residential form shall be provided.

   a) Neighborhood Centers shall be located inside of the neighborhood and include one or more of the following: parks, government/public service uses, public or private schools, community gardens, farmers markets, churches, residential support services (i.e. daycares), general indoor recreational uses, neighborhood oriented retail uses, and/or office uses. Public schools shall be permitted to be located within or external to a Neighborhood Center and shall be subject to the review and approval by the Hillsborough County School Board. Public and private schools can potentially be classified as a neighborhood center, should the building form and arrangement of the school and the residential uses within the radius be demonstrated to create a compact, pedestrian-oriented development. Otherwise, a school cannot be considered a neighborhood center.

      (1) The acreage of the neighborhood center shall be at least 2.5 percent of the gross acreage of the project size. A minimum FAR of 0.5 on the required neighborhood center acreage shall be provided should the neighborhood center provide any school, church, residential support, general indoor recreational, retail and/or office uses.

      (2) Neighborhood centers uses shall be developed in a block pattern with a maximum block length of 900 feet. Neighborhood centers comprised completely of non-enclosed uses, such as parks, gardens and farmer’s markets, shall have no minimum block length. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets or exceeds can be evaluated at the time of rezoning.

      (3) Building design within the neighborhood center shall be in compliance with Section D.3.

   b) Village Center: Developments may be supported by existing commercial areas.

   c) Residential development located within a quarter-mile radius of the Neighborhood Center boundary (Neighborhood Residential) shall be in a compact, pedestrian-oriented development form. Development shall occur in a block pattern framed by public streets on at least three sides. The maximum length of any block face shall be 500 feet. Adjustments to these requirements due to environmental features and/or to propose a modification form that meets or exceeds can be evaluated at the time of rezoning.

   d) Residential development located in excess of a quarter mile radius of the Neighborhood Center boundary (Rural Residential) shall be less structured and use open space to conserve open space, provide scenic vistas and reflect rural characteristics of the area when arranging residential development. Residential lots are to be located in 10-20 lot groupings separated from other 10-20 lot groupings by open space. Streets in Rural Residential areas are to be in a somewhat curvilinear manner, based on site conditions, and connect lot groupings.

3. Open Space: Developments shall designate at least 40 percent of the site for contiguous Open Space. The locations of the Open Space shall be reviewed at the time of rezoning and be dependent upon the internal layout of the project and the adjacent uses. Internally located Open Space may be needed to compliment a conservation subdivision form, while perimeter Open Space...
may be needed to provide a transition and/or separation from an adjacent lower density residential or agricultural use. See Section 5.04.04 G. for more information.

4. Connectivity: Neighborhoods are to be interconnected and connect to adjacent neighborhoods when possible. Flexibility for connections shall be provided to preserve on-site environmental resources and preservation areas. Internal connection should occur with streets and multimodal connections.

B. Residential Densities

1. Community Benefits: To encourage public benefits, projects may receive a density increase above 1 unit per 5 gross acre (unless otherwise specified by existing zoning) up to a total of 3 units per gross acre utilizing the density bonuses shown in Table 5.04-5. The community benefits must exceed the minimum development standards as required within this section to be eligible for the density increase. 2 units per gross acre may be given for following the minimum development standards found in this section.

<table>
<thead>
<tr>
<th>COMMUNITY BENEFITS</th>
<th>DENSITY/NO. OF BENEFITS</th>
</tr>
</thead>
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<td>Base Density</td>
<td>1 du/5 gross acres (unless more intense zoning district presence) up to 0.2 du/gross acre</td>
</tr>
<tr>
<td>Max Density</td>
<td>(Density Bonuses for 160 acres or greater) up to 2 du/gross acre</td>
</tr>
<tr>
<td>A) Construct on-site retail uses at a minimum FAR of 0.75 within the required Neighborhood Center acreage size.</td>
<td>0.5 du/ga</td>
</tr>
<tr>
<td>B) Construct off site Regional Commercial at least 30,000 square feet and construct vehicular, bicycle and/or pedestrian connections from the Neighborhood to the off-site commercial. The applicant shall demonstrate during the PD process that the connection can be completed by the application. The off-site commercial shall be part of the subject PD rezoning as a non-contiguous portion of the Neighborhood.</td>
<td>1.0 du/ga</td>
</tr>
<tr>
<td>C) Construct additional multimodal connections that are above what is required per this Code including (publicly accessible vehicle, bicycle, pedestrian connections such as separated bicycle facilities, trails, or local roadway connections) to existing commercial development (as agreed during PD process). Must include at least two connections and be publicly accessible along the right-of-way.</td>
<td>0.25 du/ga</td>
</tr>
<tr>
<td>D) Dedicate on-site land for town center or office uses or other residential support uses (acreage based on market study – at least 1 acre) use for public use before commercial is constructed</td>
<td>0.25 du/ga</td>
</tr>
<tr>
<td>E) Mobility Fee Alternative Satisfaction Agreement (MFASA), in which the developer has the option to construct a transportation improvement that gets counted toward the required transportation impact fee. The improvement must be on the County’s CIP and must be approved by the BOCC.</td>
<td>0.10 du/ga</td>
</tr>
</tbody>
</table>
C. Mixture of Housing Types and Lot Sizes

1. Housing Types. Each neighborhood shall contain at least three different housing types from the list below. No less than 20 percent and no more than 60 percent should be provided of one housing type or lot size out of the list of three housing types.

Table 5.04-6
Housing Types

<table>
<thead>
<tr>
<th>TYPE</th>
<th>LOT SIZE</th>
<th>MINIMUM LOT WIDTH</th>
<th>LOT ARRANGEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter Lot/Estate House</td>
<td>1 acre min</td>
<td>150 feet</td>
<td></td>
</tr>
<tr>
<td>Single-Family Residential (front-loaded) Type 1</td>
<td>6,000 – 10,000 sq. ft.</td>
<td>70 feet</td>
<td>Internal to site</td>
</tr>
<tr>
<td>Single-Family Residential (front-loaded) Type 2</td>
<td>10,000 sq. ft. – 1 acre</td>
<td>75 feet</td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 5.04-4

<table>
<thead>
<tr>
<th>TYPE</th>
<th>LOT SIZE</th>
<th>MINIMUM LOT WIDTH</th>
<th>LOT ARRANGEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (rear-loaded) Type 1</td>
<td>4,000 – 6,000 sq. ft.</td>
<td>40 feet</td>
<td>Internal to site</td>
</tr>
<tr>
<td>Single-Family Residential (rear-loaded) Type 2</td>
<td>6,000 – 10,000 sq. ft.</td>
<td>40 feet</td>
<td>Internal to site</td>
</tr>
<tr>
<td>Single-Family Residential (rear-loaded) Type 3</td>
<td>10,000 sq. ft. – 1 acre</td>
<td>75 feet</td>
<td>Internal to site and located within 0.5 mile of neighborhood center</td>
</tr>
<tr>
<td>Single-Family Attached Residential</td>
<td>N/A, Single family attached (townhome – 3 or more attached units) and two family residential duplex/villa (2 attached units).</td>
<td>Internal to site and located within 0.5 mile of neighborhood center</td>
<td></td>
</tr>
</tbody>
</table>

#### D. Commercial Requirements

1. New developments are not required to provide commercial requirements. However, larger developments are encouraged to provide services to residents, which can be supported on-site or off-site. The intent is to concentrate commercial in several nodes. The commercial requirements and community benefits are correlated. A project may provide commercial benefits and are provided in Table 5.04-5 (Community Benefits).

2. If the applicant provides commercial as part of a community benefit (utilizing Table 5.04-5), a market analysis study shall be submitted to determine the total amount of community and neighborhood commercial/retail is the area and the potential demand and type of services needed. The market analysis shall be reviewed as part of the PD process and by an independent advisor retained by the County at the expense of the applicant. If on-site commercial and office uses are provided, they shall be located together to form a single node on the periphery of the neighborhood adjacent to major streets and connected to the neighborhood by local streets and pedestrian facilities. The maximum size of an individual retail use within a neighborhood center is 10,000 square feet. The maximum size of an individual retail use within neighborhood centers that have been co-located is 20,000 square feet.

3. Non-residential design applies to village and neighborhood centers within developments as well as off-site commercial.
a) All non-residential buildings, excluding agricultural structures, churches and schools shall be limited to two stories in height and shall individually have no more than 7,500 square feet of gross floor area.

b) All non-residential buildings, excluding agricultural structures, churches, and schools shall have metal or shake-style shingle roofs with a minimum pitch of four to 12 and a maximum pitch of eight to 12. Mansard roofs shall not be utilized.

c) All non-residential buildings, excluding agricultural structures, churches, and schools shall be externally clad with brick, stone, wood slats or vinyl slat-style siding. Stucco cladding shall not be utilized.

d) Parking shall be limited to one aisle of parking with spaces located on both sides between the principal building(s) and the street rights-of-way.

E. Buffering and Screening

1. To avoid the incompatibility of a higher density development to low density development and to improve the outward appearance of the project within the rural area, an open space buffer shall be required. A 250 foot wide buffer shall be provided around at least 70% of the site and counted as Open Space. The remaining 30% of the perimeter may remain flexible to allow for the placement of Neighborhood Centers and/or connection to adjacent Neighborhoods/Planned Villages. These buffers may allow pedestrian paths within the buffers. These buffers shall be platted as separate tracts to be owned and maintained by the Homeowner’s Association or similar entity. The 250 foot wide buffer shall be required where adjacent to ELAPP acquired or approved to be acquired properties and may not be alternatively proposed as Perimeter/Estate Lots, as provided in 5.04.03.E.3, or reduced when providing screening per Table 5.04-7.

2. Alternatively, the use of Perimeter/Estate Lots may be used as an alternative to the 250 foot wide buffer and may count towards all or portions of the 70% project perimeter requirement. Such lots shall provide rear yard setback differentials exceeding 25 feet minimum along the PD perimeter with a minimum rear yard setback of 50 feet for each individual lot. Accessory structures, accessory dwellings, unenclosed pools and/or enclosed pools shall not be located within the 50 foot required rear yard. The screening required along the perimeter shall be in accordance with the minimum rear yard setback of the lot as equal to a buffer width. For example, a 50 foot rear yard setback shall use the screening options available for a 50 foot wide buffer. An easement shall be platted as part of these lots allowing for the installation and maintenance of the screening by the Homeowners Association or similar entity. The required buffer shall be located within the easement. These lots can be counted towards meeting the required minimum acreage of Open Space. Perimeter/Estate lots shall not supersede required buffer widths along a scenic corridor. Pedestrian paths can be permitted within the buffer.

3. Alternative buffer widths can be proposed when also providing screening to obscure development in accordance with Table 5.04-7. Table 5.04-7 provides a sliding scale of buffer width in conjunction with screening opacity (the narrower the buffer width, the greater the screening provided). These reduced buffers may be counted towards the required minimum acreage of Open Space. Additionally, these required buffers may be counted towards all or portions of the 70% project perimeter requirement. Alternative buffer widths and screening shall not supersede required buffer widths along a scenic corridor.

a) Table 5.04-7 provides buffering and screening options. Within the buffer area, the developer shall install landscaped berms, fences and, if applicable, pedestrian pathways.
<table>
<thead>
<tr>
<th>Buffer Width (ft)</th>
<th>Opacity (higher percentages indicate greater levels of screening)</th>
<th>Hedge/Fence Required</th>
<th>Alternative 1</th>
<th>Alternative 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shade Tree</td>
<td>Ornamental Tree</td>
</tr>
<tr>
<td>250</td>
<td>30%</td>
<td>none</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>200</td>
<td>40%</td>
<td>3' evergreen hedge</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>150</td>
<td>50%</td>
<td>6' fence</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>100</td>
<td>60%</td>
<td>6' fence or berm with 4' evergreen hedge</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>50</td>
<td>70%</td>
<td>6' fence and 4 ft. berm with 5 ft. deciduous hedge on top</td>
<td>4</td>
<td>7</td>
</tr>
</tbody>
</table>

b) The berms shall have an undulating height of one to three feet in height and a side slope of 4:1 or shallower. The berms shall have irregularly spaced interruptions and the berm segments shall have a total length of at least 40 percent, and no more than 80 percent, of the parcel’s road frontage.

c) Fences shall be limited to those provided in Sec. 5.04.03.F.
d) Ground signs shall be permitted in the buffer area adjacent to project driveways only. Monument signs at projects entrances are permitted within the buffer.

e) Buffers shall be established as part of the Phase 1/initial development phase of the project to allow for the buffer to reach maturation to the fullest extent possible.

F. Fences and Walls

1. All fences and walls in residential developments that are constructed, owned and/or maintained by the developer or a homeowner’s association or similar entity shall be limited to the following designs and materials.
   a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members. The base below the spanning members shall be a maximum of two feet in height above ground level.
   b) Masonry columns shall be encased in brick or stone with spanning members comprised of metal, wood or other similar materials and having a maximum opacity of 50 percent. The base below the spanning members shall be a maximum of two feet in height above ground level. Columns shall be a maximum of three feet in width and shall be spaced at least eight, and no more than twenty-five (25) feet apart.
   c) Green or black chain link fencing is permitted, however attaching of slats or other nonvegetative screening to the fence shall be prohibited.
   d) Notwithstanding the provisions above, if a fence or wall is located along a Designated Scenic roadway, the setback of the fence or wall shall be regulated by this Code.

2. Fences and walls for the purpose of buffering and screening non-residential uses from internal and external residential not separated from the non-residential use by a 50 foot or more wide right-of-way shall be limited to the following:
   a) Split rail, three-board, four-board, horse wire with single board, or other natural wood fencing, with a minimum spacing of four feet between posts and 12 inches between spanning members.
   b) Masonry columns with spanning members comprised of metal, wood or other similar materials. The base below the spanning members shall be a maximum of two feet in height above ground level and there shall be a minimum spacing of four feet between columns. The base and columns shall be encased in brick or stone and the spanning members shall have a maximum opacity of 50 percent.
c) Green or black chain link fencing. Attachment of slats or other nonvegetative screening to the fence shall be prohibited.

G. Open Space
1. A minimum of 40 percent of the project’s gross acreage shall be designated on the general site plan as Open Space.
2. In addition to the open space permitted in the Rural Service Area per the Future of Hillsborough County Comprehensive Plan, other types of allowable open space may be provided including:
   a) Agriculture uses; and
   b) Passive Recreation (to include, but be limited to, walking paths, equestrian trails, off-road bicycle paths, tot lots, plazas, and greens).
   c) Stormwater ponds that are designed in a manner to allow for open space and/or passive recreation available to all neighborhood residents (a maximum of 10 percent of the total open space requirements).
   d) Community gardens
   e) Community gathering places without active recreational components
   f) Perimeter buffers
   g) Perimeter lots (not exceeding 10 percent of the total open space requirements)
   h) Some areas may not be suitable for pedestrian and bicycle paths
3. The following shall not count towards the Open Space minimum acreage requirement:
   a) Golf Courses;
   b) Amenity areas (pools, clubhouse).
   c) Active recreational areas
   d) Perimeter/Estate Lots

H. Transportation (Mobility)
1. Access or perceived access into and through the neighborhoods shall not be restricted by gates or other security measures that would inhibit vehicular or pedestrian connectivity and accessibility, including guardhouses and gatehouses. This regulation does not prohibit entry features for Neighborhoods if they do not restrict vehicular access to any person.
2. The developer shall provide sidewalks on both sides of the street along with crossings along the perimeter of the school site and on streets leading to the school within the site boundaries.
3. Developers shall provide sufficient right-of-way for external roadways to accommodate future sidewalks unless otherwise found approvable by the County Engineer and approved by the BOCC.
4. Residential, non-residential and open space areas of the neighborhood shall be connected to one another utilizing a pedestrian sidewalk network. Because types and locations of Open Space areas can vary from neighborhood to neighborhood, pedestrian access to and within an Open Space area shall be evaluated at the time of rezoning.

I. Lighting
1. Projects will utilize alternative light sources to minimize light pollution for commercial, office, residential and active recreational areas
2. Illumination of the vertical planes of gas station canopies and other similar structures shall be prohibited.
3. All poles or standards, other than those made of wood, used to support nonexempt outdoor lighting fixtures shall be anodized or otherwise coated to minimize glare from the light source.
4. Outdoor pole lights within all nonresidential projects shall have a maximum height of 18 feet. Additionally, exterior lighting, including temporary or special events lighting, shall not blink, flash or oscillate. All exterior lighting shall be extinguished no later than one hour after the close of business, except for wall mounted security lights and parking lot pole lights located nearest to buildings.