



Future Land Use Reference Guide

For Unincorporated Hillsborough County and the cities of Tampa, Temple Terrace, and Plant City

DISCLAIMER: THIS DOCUMENT IS FOR REFERENCE ONLY. FOR FULL DESCRIPTIONS REGARDING FUTURE LAND USE CATEGORIES, PLEASE REFER TO THE JURISDICTION'S FUTURE LAND USE ELEMENT/SECTION.

FREQUENTLY USED TERMS

Urban Service Area (USA) Boundary: The boundary established to designate on the Future Land Use Map the location for suburban and urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.

Rural Area: The area outside of the Urban Service Area Boundary that is planned to remain in long term agriculture, mining or large lot residential development.

Future Land Use Map (FLUM): A community's visual guide to future planning serving as a blueprint for growth which reflects both existing patterns of land use as well as the desired use of land. It also represents the future demand for land based upon past trends and projections. The FLUM classifies all land within a jurisdiction into general types of land use categories as described for each of the four jurisdictions. The FLUM is color coded with each color assigned to a specific land use category. These categories are called "Future Land Use Designations." Future Land Use Designations are supported and governed by the Goals, Objectives, and Policies of the jurisdictional Comprehensive Plans. The Plans describe each land use category's intended purpose and character and define allowable densities and intensities of development. Under Florida law, all comprehensive plans must have a FLUM and all land use regulations and capital improvements must be consistent with that FLUM. In short, the FLUM is a legally binding prescription for future growth, as well as a guide to provide for land use consistency and change.

Compatibility: Defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following - height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Infill Development: Development on scattered vacant sites within the urbanized/suburbanized area of a community, in a predominately developed area.

Intensity

Floor Area Ratio (FAR): The floor area ratio is a measure of development intensity, and it equals the amount of permitted, developable floor area of a building to the area of the lot.

Density

Gross Density: The number of dwelling units per gross acre. Gross acreage is the total amount of raw land, including all developable and undevelopable portions thereof.

Net Density: This refers to the number of dwelling units per net developable acre (total acreage of developable portions of the site) within a given land area.

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Unincorporated Hillsborough County Future Land Uses

	Future Land Use	Density*	FAR	Typical Uses
	Agricultural/ Mining-1/20	0.05 DU/ GA	0.25	Mining, farms, ranches, feed lots, residential, rural commercial, offices, agricultural industry
	Agricultural-1/10	0.1 DU/GA	0.25	Farms, ranches, feed lots, residential, rural commercial, offices, agricultural industry, mining
	Agricultural/Rural-1/5	0.2 DU/GA	0.25	Farms, ranches, feed lots, residential, rural commercial, offices, agricultural industry, mining
	Agricultural Estate-1/2.5	0.4 DU/GA	0.25	Farms, ranches, residential, rural commercial, offices, multi-purpose projects
	Planned Environmental Community -1/2	0.5 DU/GA	0.25	Agricultural, residential, suburban and community commercial, offices, recreation, mixed-use
	Residential-1	1 DU/GA	0.25	Farms, ranches, residential, rural commercial, offices, multi-purpose
	Residential-2	2 DU/GA	0.25	Residential, suburban commercial, offices, multi-purpose
	Residential Planned-2	2 DU/GA ^{2a}	0.25 0.35 ^{2b}	Agriculture, residential, suburban and community commercial, offices, multi-purpose, clustered mixed-use
	Residential-4	4 DU/GA	0.25	Residential, suburban commercial, offices, multi-purpose
	Residential-6	6 DU/GA	0.25	Residential, suburban commercial, offices, multi-purpose, mixed-use development
	Residential-9	9 DU/GA	0.35	Residential, urban commercial, offices, multi-purpose projects, mixed-use development
	Residential-12	12 DU/GA	0.50	Residential, urban commercial, offices, multi-purpose projects, mixed-use development
	Residential-16	16 DU/GA	0.50	Residential, urban commercial, offices, multi-purpose projects, mixed-use development
	Residential-20	20 DU/GA	0.75	Residential, neighborhood commercial, offices, multi-purpose projects, mixed-use development
	Residential-35	35 DU/GA	1.0	Residential, neighborhood commercial, offices, multi-purpose projects, mixed-use development
	Neighborhood Mixed Use-4(3)	4 DU/GA ^{2a} 3 DU/GA ^{2f}	0.25 ^{2c} 0.35 ^{2d}	Residential, suburban commercial, offices, research parks, multi-purpose, clustered residential, mixed-use
	Suburban Mixed Use-6	6 DU/GA ^{2a}	0.25 ^{2c} 0.35 ^{2d} 0.5 ^{2e}	Residential, suburban commercial, offices, research parks, light industrial, multi-purpose, clustered residential, mixed-use
	Community Mixed Use-12	12 DU/GA	0.5	Residential, community retail commercial, offices, research park, light industrial, multi-purpose, clustered residential, mixed-use
	Urban Mixed Use-20	20 DU/GA	1.0	Residential, regional commercial, offices, business parks, research park, light industrial, multi-purpose, clustered residential, mixed-use
	Regional Mixed Use- 35	35 DU/GA	2.0	Residential, regional retail commercial, office, business parks, research parks, light industrial, multi-purpose, clustered residential, mixed-use
	Office Commercial-20	20 DU/GA	0.75	Community commercial, offices, mixed-use developments, compatible residential
	Research Corporate Park	None	1.0	Research/development, educational, production, light manufacturing, warehousing, offices, headquarters + related uses
	Energy Industrial Park	None	0.5 ^{2g}	Industrial, manufacturing, and processing for the purpose of alternative renewable energy production
	Energy Industrial Park - USA	None	0.5 ^{2g}	Industrial, manufacturing, and processing for the purpose of alternative renewable energy production
	Light Industrial Planned	None	0.5	Light Industrial uses - manufacturing, recycling, storage, support offices, warehousing, rural scale retail
	Light Industrial	None	0.5	Processing, manufacturing, assembly of materials, offices, research/corporate parks + related uses
	Heavy Industrial	None	0.5	Light & heavy industrial uses including processing, manufacturing, assembly of materials + storage + existing electric plants
	Public/Quasi-Public	None	N/A	Government-owned facilities, churches, hospitals, schools, clubs, recreation, attractions, utility, transportation facilities
	Wimuama Village Residential-2	2 DU/GA ^{2a}	0.25	Agriculture, residential, multi-purpose, clustered projects
	Natural Preservation	None	N/A	Open space or passive nature parks
	Citrus Park Village	Varies according to sub-area category.		

2a: Demonstrates requirements

2b: Utilizing Planned Village Concept

2c: Suburban scale neighborhood commercial

2d: Office uses, research corporate park uses, multipurpose, and mixed use

2e: Light Industrial uses

2f: Some areas limited in density to 3 DU/A and have been identified on the FLUM as such

2g: For energy uses. 0.35 FAR for Industrial, Research, Manufacturing, Institutional, Warehousing, and Distribution facilities. 0.25 FAR for ancillary Retail/Commercial and Office

2h: Not to be applied to processing, storage and other uses

***Expressed as Dwelling Units
Per Gross Acre (DU/GA).**

City of Tampa Future Land Uses

	Future Land Use	Density*	FAR	Typical Uses
	Rural Estate-10	0.1 DU/NA	0.25	Farms and ranches: Single family detached
	Residential-3	3 DU/GA 6 ^{3a} DU/GA	0.35	Low density residential uses: Single family detached
	Residential-6	6 DU/GA	0.35	Low density residential uses: Single family detached
	Residential-10	10 DU/GA	0.35	Low density uses: Single family detached, limited townhomes, accessory second units
	Residential-20	18 DU/GA 20 ^{3b} DU/GA	0.5 2.0 ^{3c}	Medium and lower density uses: Small-lot single family units (duplexes, condominiums, townhomes), multifamily dwellings
	Residential-35	30 DU/GA 35 ^{3b} DU/GA	0.6 2.0 ^{3c}	Medium density uses: Multifamily dwellings, small-lot single family units (duplexes, condominiums, townhomes)
	Residential-50	40 DU/GA 50 ^{3b} DU/GA	0.6 1.0 ^{3d} & 2.0 ^{3c}	Medium density uses: Multifamily dwellings, small-lot single family units (duplexes, condominiums, townhomes)
	Residential-83	75 DU/GA 83 ^{3b} DU/GA	0.65	High density uses: Multifamily dwellings
	Suburban Mixed Use-3	3 DU/NA	0.25	Low intensity/density uses: Single family detached and multi-family uses
	Suburban Mixed Use-6	6 DU/NA	0.5	Medium to low intensity/density uses: Single family detached and multi-family uses for areas north of Fletcher Avenue.
	Neighborhood Mixed Use-16	16 DU/NA	0.5 ^{3f} 0.75 ^{3g}	Medium to lower intensity/density uses: Single family and multi-family uses; neighborhood serving office and commercial uses
	Neighborhood Mixed Use-24	24 DU/NA	0.75 ^{3f} 1.0 ^{3g}	Low intensity/density uses: Single family and multi-family uses; neighborhood serving office and commercial uses
	Neighborhood Mixed Use-35	35 DU/NA	1.0 ^{3f} 1.5 ^{3g}	Areas with no clear, identifiable development trend: Single family and multi-family uses; neighborhood serving office and commercial uses
	General Mixed Use-24	24 DU/NA	1.5	Areas with no clear, identifiable development trend: Residential, commercial, and light industrial uses
	Regional Mixed Use-100	100 DU/NA	3.5	High intensity/density high-rise residential, major office, and regional serving commercial developments that because of their need for space, significant vehicular access, or intensity of use require locations related to major transportation facilities: Intensive and general commercial, service, office, and residential uses
	Urban Mixed Use-60	50 DU/NA 60 ^{3b} DU/NA	2.5 2.5-3.25 ^{3h} 2.75 ³ⁱ 2.75- 3.25 ^{3i/3h} 3.25 ^{3c}	High intensity/density residential, professional office and commercial development. This is the preferred land use category to delineate community center activity centers: Intensive and general commercial, service, office, and residential uses
	Community Mixed Use-35	30 DU/NA 35 ^{3b} DU/NA	1.0 1-2.0 ^{3h} 1.5 ³ⁱ 1.5-2.0 ^{3i/3h} 2.0 ^{3c}	Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential: Retail, general commercial, service, office, and residential uses
	Community Commercial-35	30 DU/NA 35 ^{3b} DU/NA	1.0 1-2.0 ^{3h} 1.5 ³ⁱ 1.5-2.0 ^{3i/3h} 2.0 ^{3c}	Medium intensity/density horizontal and vertical mixed-use and single-use commercial and residential: Intensive and general commercial, service, office, and residential uses
	Transitional Use-24	24 DU/NA	1.5	Areas with no clear, identifiable development trend: Residential, commercial, and light industrial uses
	Municipal Airport	N/A	1.5 ^{3e}	Development which is compatible with aircraft operation: General and heavy commercial uses, office, and light industrial uses
	Light Industrial	N/A	1.5	Manufacturing, research, and development, flex space, industry incubators, professional office, and similar uses: General industrial uses
	Heavy Industrial	N/A	1.5	Manufacturing, research and development, flex space, industry incubators, professional office, and similar uses: Heavy industrial uses
	Parks, Recreation Facilities, Greenways, and Open Space	N/A	N/A	Parks, recreation facilities, greenways, natural, managed, and cultivated open space
	Public/Semi-Public	N/A	N/A	Public and quasi-public uses
	Environmentally Sensitive Areas	N/A	N/A	Conservation and preservation areas

3a: When using Traditional Neighborhood Development (TND)

3b: With bonus provisions met

3c: In Ybor City Local Historic District only

3d: For stand-alone office uses

3e: Depending upon proposed use and zoning sub-district

3f: For non-residential uses

3g: For vertical mixed-use or residential use

3h: With performance provisions met

3i: For vertical mixed-use development

***Expressed as either Dwelling Units Per Gross Acre (DU/GA) or Dwelling Units Per Net Acre (DU/**

City of Temple Terrace Future Land Uses

	Future Land Use	Density*	FAR	Typical Uses
	Residential-4	4 DU/A	N/A	Single family homes
	Residential-9	9 DU/A	0.25	Single family attached and detached homes, other housing and condominiums at medium densities
	Residential-18	18 DU/A	0.35	Townhouses or multi-family dwellings
	Community Mixed Use-12	12 DU/A	0.5	Single family, multi-family residential, agricultural, general commercial, office, intensive commercial, light industrial, industrial
	Urban Mixed Use-20	20 DU/A	1.0	Single family, multi-family residential, agricultural, general commercial, office, intensive commercial, light industrial, industrial
	Urban Mixed Use-25	10-25 DU/A	2.0	Commercial, retail, office, office services, personal and professional services, restaurants, parks, recreation, entertainment, institutional, postal facilities, public/semi-public, medium and high density residential
	Office/Institutional	N/A	0.5	Legal, financial, technical, medical services
	Downtown Mixed Use-35	35 DU/A	4.5	Commercial, retail, office, office services, personal and professional services, restaurants, parks, recreation, entertainment, institutional, postal facilities, public/semi-public, medium and high density residential
	Commercial	N/A	0.5	Retail, services, office uses
	Research/Corporate Park	N/A	1.0	Research/development, light manufacturing, corporate headquarters, technical/medical services, related education
	Industrial	N/A	0.65	Wholesale, distribution, packaging plants, warehouse/showrooms, indoor and outdoor storage of products, trucking terminals and intensive commercial uses such as heavy vehicle sales and repairs, indoor recreational uses, flex-space and workshops of various types of products, where appropriate
	Public/Semi-Public	N/A	0.5	Government-owned facilities, churches, hospitals, schools, clubs, recreation, attractions, utility, transportation facilities
	Park/Recreation Open Space	N/A	0.5	Existing and proposed parks and recreational facilities
	Natural Preservation	N/A	N/A	Publicly or privately owned lands of significant environmental importance

City of Plant City Future Land Uses

	Future Land Use	Density*	FAR	Typical Uses
	Residential-4	4 DU/GA	0.25	Single family homes on individual lots
	Residential-6	6 DU/GA	0.25	Single family homes on individual lots
	Residential-9	9 DU/GA	0.35	Single family attached and detached homes on individual lots and multi-family (duplexes, townhouses, and mid-rise apartments)
	Residential-12	12 DU/GA	0.35	Single family attached and detached homes on individual lots and multi-family (duplexes, townhouses, and mid-rise apartments)
	Residential-20	20 DU/GA	0.35	Townhouses and multi-family dwellings
	Mixed Use-Residential/Commercial	12 DU/A	0.35	Residential, retail commercial, office uses, research and corporate parks, agriculture
	Mixed Use Residential/Commercial/Industrial	12 DU/A	0.35 ^{4a}	Residential, retail commercial, office uses, research and corporate parks, light industrial, agriculture
	Mixed Use-Gateway	16 DU/A	0.35	Residential, civic uses, retail commercial, office uses, live/work, mixed-use required
	Light Commercial/Office	10 DU/GA	0.35	Low traffic/volume professional business offices, personal-service, retail stores, small-scale restaurants, residential
	Commercial	16 ^{4b} DU/GA	0.35	Individual retail/wholesale sales, office uses, office complexes, shopping centers, auto dealerships, mixed use developments, governmental and public uses
	Downtown Core	N/A	N/A	Area shall be the center for financial, governmental, retail, office and institutional uses
	Industrial	N/A	0.5	Manufacturing, warehousing, assembly, business parks, limited commercial, support uses
	Public/Semi Public	N/A	0.35	Airports, universities, schools, hospitals, and major public infrastructure facilities
	Parks, Recreation, and Open Space	N/A	0.25	Existing and proposed parks and recreational facilities available for public use
	Natural Preservation	N/A	N/A	Publicly or privately owned lands of significant environmental importance

4a: For commercial and offices uses. 0.50 for light industrial, research, and corporate park uses.

4b: 20 DU/GA allowed in commercial areas located within the Midtown Redevelopment District.

*Expressed as either Dwelling Units Per Gross Acre (DU/GA) or Dwelling Units Per Acre (DU/A)