6-1963

The University Community: Tampa-Hillsborough County, Florida

Hillsborough County Planning Commission

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THE UNIVERSITY COMMUNITY

hillsborough county planning commission
Dear Marvin:

I regret the delay in answering your letter of October 6, 1969, concerning your present study of the area surrounding the new campus of the University of North Florida in Jacksonville.

I am enclosing a copy of the study we prepared concerning the area around the University of South Florida. The zoning proposals contained within the report were adopted by the Board of County Commissioners in a form which reasonably resembles the original proposals, and I would say that the University-Community Zoning District has been very beneficial in our control of proper development within the area. If we made any mistakes to date, it is perhaps the fact that the original zoning district was not extended further away from the university proper. However, we have been successful in getting the district extended on several occasions.

I trust that the information in the attached report will be of some assistance.
THE UNIVERSITY COMMUNITY
TAMPA-HILLSBOROUGH COUNTY, FLORIDA

Prepared By:
City-County Planning Commission
Hillsborough County Courthouse Annex
Fourth Floor
Tampa, Florida
June, 1963
(Third Printing-November, 1965)
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(As adopted by the Board of County Commissioners, June 14 and June 12, 1963)
Section I. INTRODUCTION

The University of South Florida is one of few completely-new major universities established in the United States within this century. As such, it represents not only a significant addition to the country's higher educational facilities but also a major asset to both the culture and the economy of the Tampa-Hillsborough County metropolitan area. In terms of community development, it represents a unique opportunity to create a university environment unparalleled in attractiveness, highly efficient in function, and stable in value.

Within recent months, a number of individual and unrelated proposals for rezoning within the university area have been submitted to the Board of County Commissioners. The increasing frequency of such proposals indicates that the community runs the very real risk that a mediocre and uncoordinated land use pattern will result unless prompt action is taken now to promote and encourage a land development pattern ensuring the full potential of a university community.

This report, representing an advance section of a larger study embracing the entire northeast urban area of Tampa and Hillsborough County, is intended to outline the potential development of the University of South Florida area and to provide the regulatory tools necessary to guide this development. A new zoning classification -- the University Community District -- is proposed and the suggested text of this district is included as the final section of this report.

*NOTE:* On June 14 and July 12, 1963, the Board of County Commissioners adopted a set of University Community District Zoning regulations, revised slightly from those originally recommended by the Planning Commission. The officially adopted regulations are set forth in Section IV.
Section II. THE UNIVERSITY COMMUNITY

A college or other institution of higher learning is a distinct asset to the cultural and economic growth of a community. In most instances, such an institution more or less has grown up with that community--with both "town" and "gown" expanding together--sometimes with conflicting interests. A typical situation is summarized in the following paragraphs:

The city and the university have sometimes been called "partners in marriage" where, from an over-all basis, everything is wonderful, but where from time to time problems arise. Divorce, incidentally, is impossible. The problems of this marriage include severe traffic congestion on streets leading to the campus, students' cars parked for many blocks around the campus, the tax-free status of the university, the free services rendered to the campus by the city, the overcrowded and substandard condition of some private student housing, and a generally poor appearance of the commercial areas adjacent to the university. The bonds of matrimony have been strained in recent years....

The campus has largely turned its back on the city, and the city has done little to enhance the campus as a community focal point. If the best interests of the city and the university are to be served, they must find ways to harmonize their objectives and coordinate their planning in the future. 1/

These basically are problems plaguing older, more established institutions. Their solutions usually involve making a workable campus environment out of a poor overall development situation. In the case of a brand new university such as the University of South Florida—located in a relatively undeveloped section of the community—the task is to make the very best out of an almost ideal situation. Growth of the University of South Florida, according to University staff projections, should follow this pattern:

**University of South Florida Enrollment and Faculty**  

<table>
<thead>
<tr>
<th>Year</th>
<th>Full-Time Equivalent Student Enrollment</th>
<th>Faculty</th>
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</thead>
<tbody>
<tr>
<td>1961</td>
<td>2,500</td>
<td>155</td>
</tr>
<tr>
<td>1962</td>
<td>3,500</td>
<td>183</td>
</tr>
<tr>
<td>1963</td>
<td>4,200</td>
<td>248</td>
</tr>
<tr>
<td>1964</td>
<td>5,200</td>
<td>283</td>
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<tr>
<td>1965</td>
<td>6,400</td>
<td>320</td>
</tr>
<tr>
<td>1966</td>
<td>7,500</td>
<td>375</td>
</tr>
<tr>
<td>1967</td>
<td>8,500</td>
<td>425</td>
</tr>
<tr>
<td>1968</td>
<td>9,300</td>
<td>465</td>
</tr>
<tr>
<td>1969</td>
<td>10,000</td>
<td>500</td>
</tr>
</tbody>
</table>

By 1970—or in the time span of slightly more than 10 years—the University of South Florida should achieve a physical plant, faculty, and student enrollment the magnitude of which has taken other major higher educational institutions throughout the country many decades to develop. The real impact of this institution has barely been felt in Tampa since, at least at present, the campus is located

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on the fringe of the urban area. However, development of the land surrounding the University's campus has been occurring and the pace of such development should gain momentum over the next 10 years. This development can be either an asset or detriment to the attractiveness, long-term stability, and functional effectiveness of both the University and community. Unless proper guidance and restraint are exercised, this bordering land could well become an unsightly and inappropriate hodge-podge of rooming and boarding houses, apartments, motels, gas stations, drive-in restaurants, and bars. Speculative and short-range considerations could easily ignore the long-range University needs and potentials—and would build into this section of the community exactly the same problems that cities and universities throughout the country are now attempting to overcome and substitute with appropriate and compatible land uses.

Appropriate Development

What are the land uses that are appropriate and compatible with a university? The following discussion involves consideration of an "ideal" university campus and community relationship:

Because academic pursuits occupy the full-time attention of both the faculty member and the student, the academic person's home is both a place of residence and a place of work. The need for communication with his colleagues requires that he have the opportunity to live close to them and to the campus. Consequently university people's residences are functionally extensions of the campus. Those students who live close by are more inclined to use the libraries and other facilities at irregular
hours - to attend evening classes, lectures and concerts. If most members of the university community live near each other, the probabilities that they will visit each other at their homes, that students will engage in bull sessions, that they will encounter each other by sheer chance, all are greatly increased. 3/

The land uses that should be encouraged around a university include:

A wide variety of housing needs, preferences and incomes among university people requires an equally varied choice of housing accommodations near the campus. It must not be surrounded by a "gold coast" in which university people could not afford to live or by an incipient slum in which they would not want to live. High-priced housing surrounding the University of California's Los Angeles campus and slums surrounding... Columbia University and the University of Chicago have discouraged development or preservation of university communities.

The university city should contain a wide variety of churches, schools, fraternal institutions, stores and other facilities that serve students and families. It should include business and professional establishments that offer part-time employment to students and full-time jobs for students' wives. It should have a place for the kinds of research and development enterprises that a university attracts. The busy focal point of the community should be a business district where university people could encounter their colleagues on the street, browsing in a book shop or dining in a restaurant. This kind of "market-place" would stimulate the exchange of ideas as well as provide goods and services. 3/

The area between a university campus and a developed urban area should be a transition area— in effect, a university community. It should be an area in which a variety of activities can take place, ranging from single-family uses to industrial research and development firms. It should not be a sterile area devoid of color and excitement; however, fringe-area uses should be developed in accordance with high standards to ensure protection of the general public's interest and investment in the university.

Guiding Future Development

It is difficult to conceive that the normal real estate market processes alone will result in the university community developments described in the preceding section. The opportunities for land speculation and quick returns preclude the probability that the University of South Florida's fringe areas can be encouraged to develop in line with high standards and compatible relationships unless organized local efforts are undertaken to guide future growth.

There are several possible approaches to ensure that future developments around the University of South Florida are compatible with University operations, are in keeping with that institution's character and high purpose, and will promote the community's interest and general welfare. These approaches include:

1. **Outright ownership of land** - this would be the most effective, but most expensive way to control development around the University of South Florida. Ownership could be retained either by the University or by a special university community foundation organized specifically for carrying out this objective. The
land could then be leased on a long-term basis or sold with deed restrictions governing the type and quality of future private developments. For example:

The most promising possibility appears to be creation of a nonprofit corporation for the express purpose of developing the areas adjacent to the campus. A city or county could join the university in organizing a public corporation that would acquire the area covered by the development plan and sell or lease land to private developers. Such an exercise of public powers is justified by the university's stake in proper development of the community and the benefits that would accrue to a city or county. An alternative arrangement... would be to create a quasi-public corporation in which private landowners in the area and other investors could participate.

Experience of nonprofit development corporations in Philadelphia, Pittsburgh and San Francisco indicates that income probably would be exempt from federal taxes, just as income from municipal bonds is. The corporation's tax-exempt status would enable it to accept grants from foundations; and gifts from corporations and individuals also would be tax-free. Thus the corporation would be in a favorable position to raise the funds necessary for the initial purchase of the land... Income from sales and leases to developers would be distributed to shareholders tax-free. With the near certainty of a rapid increase in land values, rates of return should compare favorably with municipal and corporate bonds. 4/

2. **Purchase of development rights** - the University or foundation could

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purchase the development rights in surrounding lands. In this case, private land
ownership would be retained, but the right to control the timing of individual devel-
opments and to review the design of improvements would be relinquished to the
public or quasi-public group. Since the fee to the property would still be vested in
the owner, purchase of these development rights might be more acceptable and
less costly than outright ownership.

3. **Land use and/or architectural controls** - the Tampa City Council
and Hillsborough County Board of Commissioners have the responsibility for adopt-
ing and administering appropriate land use controls in their respective jurisdic-
tions—following recommendations by the City-County Planning Commission.
Assuming that a plan of development for the area surrounding the University is
generally agreed upon, appropriate zoning regulations could be designed, adopted,
and applied to guide all future development in accordance with the plan. In this
case, the University would not have direct control over surrounding lands and
would have to rely upon the local legislative bodies for the appropriate regulation
over future years.

The theory of public architectural review is relatively new in the Tampa-
Hillsborough County area and has been applied only to a small area of Ybor City.

Nevertheless, this is one type of control possible:

To ensure a calibre of development that will harmonize with and enhance the campus, each
improvement project should be subjected to painstaking design review. All of the beau-
tiful cities of the western world have exercised "architectural control" measures to
achieve their goals. In the university com-
community, the ugly, the blatant and the inharmonious should be barred, but originality in architecture, site planning, engineering and landscape design should not be suppressed. 5/

Summary

Outright ownership of surrounding lands by the University or a specially created development foundation would permit the University of South Florida to control the type, location, and timing of development. However, beyond outright ownership—-or perhaps purchase only of the development rights—the next logical approach would be for Tampa and Hillsborough County in recognition of the general public interest and welfare involved in the development pattern around the University of South Florida, to guide such growth into an appropriate land use pattern through the careful application of appropriate zoning regulations. Beyond this zoning control, there is also an eventual need for some degree of architectural control to be exercised.

Until such time as more definite direction can be given to the development of lands bordering the University of South Florida, say, through acquisition of development rights, the local land use zoning regulations are the only assurance that the general public and the University have that development of the surrounding properties will be appropriate. Extreme care must be exercised to create a "zoning envelope" around the University that will fulfill this objective.

Section III. PROPOSED UNIVERSITY COMMUNITY PLAN
OF DEVELOPMENT

The University of South Florida is being progressively developed in accordance with a campus plan. However, the surrounding community area has not been considered and planned in relation to the University and its ultimate potential. The present zoning pattern of neighboring properties reflects this situation. This section of the report will study University and community land use relationships and potentials.

Planned University Development

The University of South Florida comprises approximately 1,700 acres—with the campus south of Fletcher Avenue accounting for 57 percent (or 970 acres) of this total area. For the most part the section north of Fletcher Avenue is low, poorly drained and not now available for intensive development.

The University can be visualized as expanding outward from the existing administrative core located on the south campus and consisting of the administration building, university center, teaching auditorium-theater, and library. This core functions as the University's "nerve center" around which other major use areas will be developed; it is approximately equi-distant (about 2,800 feet) from the outer perimeters of the campus. Long-range (by 1970 or beyond) development of the University of South Florida should result in distinct divisions surrounding the core section on the south campus devoted to: (1) engineering school;
(2) medical school; (3) the sciences; (4) humanities and fine arts; (5) education and business administration schools; (6) student housing; (7) student religious center; (8) physical education; and (9) utility and maintenance area. These areas are graphically illustrated on the accompanying map. *

Owing to the difficulties of developing the north campus at least for the foreseeable future, low-intensity functions are scheduled, including: (1) university advanced research section, astronomical observatory, and student-faculty golf course; (2) university arboretum and reserve development area; (3) married students' housing; and (4) student park and recreation area. Eventual improvement of the drainage problems on the Hillsborough River and Cypress Creek should provide more developable land in the north campus section.

Plan for Community Development

The community surrounding the University of South Florida must be related to long-range needs and potentials and carefully guided into the appropriate land use patterns. Otherwise, only a few inappropriate uses well could set an undesirable pattern and low-grade character for development of the remainder of the area. In order to create a university community around the University of South Florida, the following major land use areas should be established. The accompanying map illustrates the plan:

1. Housing. A ten-minute walk is required from the University's administration building to any edge of the south campus. Within this area the main

*NOTE: The approximate line of the University Community Zoning District is also shown on this map. The "UC" (University Community) Zoning district was applied to this area on July 19, 1963.
APPROXIMATE LINE OF UNIVERSITY COMMUNITY ZONING DISTRICT

UNIVERSITY COMMUNITY GENERALIZED PLAN OF DEVELOPMENT

LEGEND

- SINGLE - FAMILY RESIDENTIAL
- MULTIPLE - FAMILY RESIDENTIAL
- CLUSTER AND GENERAL COMMERCIAL
- RESEARCH - ORIENTED AND HEAVY INDUSTRIAL
- INSTITUTIONAL
- PUBLIC SCHOOLS
- COMMUNITY PARK AND RECREATION AREA
- UNIVERSITY OF SOUTH FLORIDA
- REGIONAL MEDICAL CENTER
University complex is being constructed—ranging from classroom buildings to student housing areas equipped with service facilities including beauty and barber shops, snack bars, book stores, recreation areas, and the like. University projections estimate that by 1970 enrollment will reach 10,000 students—approximately 40 percent, or 4,000, of these students will be housed on the campus while 6,000 students will live either in nearby housing accommodations or commute from homes located throughout the Tampa Bay region. Adequate and reasonably-priced close-by off-campus student housing is now practically non-existent. Certainly by the time the University of South Florida attains its estimated 1970 enrollment figure, there should be rental units provided for at least ten percent or 1,000 students—preferably within a 15-minute walk of the campus. This ten percent figure is a higher proportion of students now housed in off-campus rental units (as shown in the table below) and is based upon the probability that future daily commutation in the Tampa Bay area will become increasingly more time consuming and expensive than it is at present; that more students will be coming from points beyond commuting distance who will prefer to reside off-campus; that on-campus housing will not be able to accommodate the total expected demand; and that a higher level of student campus facilities and activities will generate an increased demand for close-by, off-campus units.
University of South Florida Student Residence Locations

<table>
<thead>
<tr>
<th>Location</th>
<th>1962 Actual</th>
<th>Unofficial 1970 Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Students Residing at Home and Commuting to Campus</td>
<td>2,700</td>
<td>75</td>
</tr>
<tr>
<td>Students Residing on Campus</td>
<td>850</td>
<td>23</td>
</tr>
<tr>
<td>Students Residing Off-Campus in Rental Accommodations</td>
<td>80</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>3,700</td>
<td>100</td>
</tr>
</tbody>
</table>

As the University of South Florida expands there also should be an increasing demand for reasonably-priced housing units (principally single-family dwellings) for faculty members and administrative employees in sound, close-by neighborhoods. The demand for such housing should rise as the University fills out its lower echelons of faculty and staff positions.

High density, multiple-family residential developments should be encouraged in the area north of Fletcher Avenue for approximately one-quarter mile, as well as in a smaller area west of the University along 30th Street. These residential uses, either privately developed or eventually made part of the University's housing system, would essentially be logical off-campus extensions of the student housing facilities located on the campus. There is ample area in the off-campus locations to develop multiple-family residential developments to meet the need for this type of student housing for a considerable time. These units also could satisfy the housing needs for employees of the University, nearby institutions, and the Tampa Industrial Park.
Single-family residential areas would continue to develop primarily east and west of the University. This basic pattern already has been established by the existing subdivision developments on these two fringes of the campus.

2. Commercial Development. Some degree of commercial development will be required to serve the expanding university community population and the variety of activities generated in the area. Two basic types of commercial areas should be developed—general commercial uses, such as motels and restaurants, would concentrate in one type and the other would be limited to neighborhood commercial uses including grocery stores and other relatively small retail or service facilities. However, in no case should these commercial uses face directly into the University campus but should only be developed along the approach roads (general commercial) or within the confines of surrounding community residential sections (neighborhood commercial).

Several neighborhood-serving commercial clusters are indicated on the University Community Plan of Development to the north and west of the University of South Florida. These developments would not be located directly on streets bordering the campus, but would be oriented inward and toward the population groups that they principally would be serving. General commercial areas appropriately should be developed along the principal street approaches to the University including Fowler and Fletcher Avenues (east of U. S. Interstate Highway 75) and on 30th Street. Other general commercial sections could conceivably develop around the intersections of Fowler Avenue with 56th Street and 30th Street with Skipper Road. This latter area is ideally situated for development of a sizeable
community-serving shopping center.

3. **Industrial Sections.** The industrial uses that should group around a major university are those requiring frequent contact with university research and technical facilities or personnel. For example, an industry employing a high percentage of skilled technicians or engineers could benefit from a location near the University of South Florida since advanced education or special University courses could keep their personnel current with new concepts and developments. Location near the University campus also would provide a prestigious setting for a high-type of industrial operation.

Tampa Industrial Park, being developed under the supervision of the Chamber of Commerce's "Committee of 100", is located south of Fowler Avenue across from the area proposed for the University's engineering school. The "Committee of 100's" plan for the park indicates that the strip of land between Fowler Avenue and the S.A.L. Ph. line east of 30th Street is reserved as a "professional zone"—or an area in which research-oriented industry would be encouraged to locate. One aspect of the industrial park plan should be changed—the proposed Malcolm McKinley Drive should intersect Fowler Avenue at the main University of South Florida entrance and not to the west where it has been projected. *

4. **Institutional Uses.** The basic character of the University of South Florida is an institution—an institution with a variety of functions in a concentra-

*NOTE: This possible realignment was considered; however, Malcolm McKinley Drive is currently under construction as originally projected in the industrial park plan.
ted area encompassing high-density residential (student dormitories), commercial (bookstore, barber shop, etc.), and light industrial (utility and maintenance operations) sections. The institutional complex can be expected to attract other institutional uses seeking proximity to the University with its diversity of activities and facilities and its long-term stabilizing influence. Since other large institutional uses (such as churches, schools, and hospitals) are functionally compatible with the University, they should be encouraged to locate around the immediate perimeter of the campus in accordance with high development standards.

The most significant development that should occur in the university community complex is a regional medical center. The center should include an array of regional-serving medical facilities, including the proposed University of South Florida's medical school, public and private hospitals, physicians' offices, related medical services and clinics, and a convalescent and rehabilitation center.* This medical center concept is considered by officials of the U. S. Surgeon General's Office as one of the most important "top priority" goals in health facility planning:

...I would hope that the trend for the future would be the development of regional medical centers providing for a wide spectrum of services and facilities on a common site. These would range from housing for the aged on one end of the scale to facilities for the acutely ill on the other. In such a complex, a wide range of services and facilities would be made available for

* NOTE: If properly and fully developed, this medical center complex could serve the West-Central Florida Region and attract patronage from Central and South America.
the vertical as well as horizontal patient.

The development of these regional hospital centers would: (1) provide for better utilization of scarce professional and technical personnel, and (2) permit a more flexible use of facilities as medical advances result in changes in the character of the institutionalized population.

The regional hospital center of the future would serve as the focal point for community health services and would become:

1. As interested in caring for the ambulatory patient as the hospital is now in caring for the bed patient;

2. As concerned with caring for the long-term patient (including the mentally ill and tuberculous) as the hospital is now with caring for the short-term patient;

3. As readily available for assisting the physician with caring for the patient at home as the hospital is now with assisting him in caring for the hospitalized patient;

4. As intent upon providing continuity of care for patients in para-medical institutions as the hospital is now with providing continuity of care for patients within the walls of its own building; and

5. As dedicated in providing preventive services and teaching care as the hospital is now in treating the ill. 6/

The most appropriate area for the regional medical center development is along 30th Street north of the Fletcher Avenue intersection. Factors pointing to the logic of this type of development there include:

(a) The area is accessible over the existing and proposed major street system from all points of the community and Florida West Coast. The "Tampa transportation corridor" (composed of Nebraska and Florida Avenues and U. S. Interstate Highway 75) would funnel north-south traffic through the urban area only a mile and one-half to the west; Fletcher Avenue would function as the principal east-west connecting arterial; the proposed "loop road" extending from U. S. Highway 301 to Bearss Avenue would be located approximately one mile to the north of the medical center with direct access possible over Livingston Avenue and State Road 581; and 30th Street--which would direct traffic into the area from the southeast sections of Tampa. Fast vehicular traffic movements over a variety of local and through routes to the hospital complex would be possible. Driving-time--rather than actual distance to the center--is the important consideration.

(b) The availability of large tracts of land under one or relatively few ownerships makes feasible the acquisition of sufficient area for a large-scale, consolidated medical center.

(c) The relationship of the medical center to the University's medical school would be a definite advantage to the school as well as to the nearby medical facilities--particularly the hospitals. At least one hospital would conceivably become a teaching-hospital.
(d) The medical center complex, if developed in accordance with an overall plan and high standards, would provide a suitable and compatible neighbor for the University of South Florida. It should establish the general tone of the development that will occur north of the University.

(e) Grouping of major medical facilities in a concentrated area is an efficiency from the standpoint of practicing physicians. Time conserved in travel to and from hospitals to nearby offices should result in direct savings to patients as well as to doctors. Also, a large hospital development affords a more flexible use of beds. For example:

Hospitals have substantial numbers of beds for medical and surgical patients. The optimum occupancy for such units might be set from 85 to 90 percent. These relatively high rates are made possible by the larger number and greater interchangeability of beds on these services and by the fact that some admissions are elective and subject to control.

... In determining bed needs and the desirable rate of occupancy, consideration should be given such factors as flexibility in the utilization of beds within the institution and the possibility of interrelationships with other hospitals which might accommodate the overflow of patients.

Communities with many small hospitals and resulting inflexibility in the use of beds may have to accept lower overall community rate occupancy. Goals for the future, providing for larger hospitals,
should contemplate higher areawide occupancy rates. 7/

(f) From the standpoint of dispersing hospital facilities throughout the community, the University of South Florida area is an appropriate location with respect to present and future population distribution and disaster control. Hospitals in the center could also function as student infirmaries and as closeby health facilities for industrial workers in Tampa Industrial Park. State expenditure of approximately $750,000 for a new campus infirmary could conceivably be avoided if this function could be coordinated with the hospital center.

Other institutional uses that would be appropriate in the university community area include accredited private schools, churches, non-profit organization offices, research foundations, scientific laboratories, libraries, museums, and similar public and semi-public operations. The most appropriate location for these uses is along the west side of 30th Street between Fowler and Fletcher Avenues.

A public school development, consisting of a new senior high school and elementary school, should be developed south of Fletcher Avenue immediately east of the University of South Florida. The new high school in this location would be in keeping with recommendations of the "1962 Survey of School Plants, Hillsborough County" prepared by the Florida State Department of Education. The two schools could also serve as training schools within walking distance of future

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student-teachers attending the University of South Florida school of education.

A community park and recreation area is recommended east of the proposed regional medical center and north of Fletcher Avenue. Several small existing lakes provide the nucleus for eventual improvement of this area into an attractive park adjacent to the medical center complex, with a functional relationship with the convalescent and rehabilitation area, and for an effective buffer between the residential areas to the east and the more intensively developed areas along 30th Street.

**Summary**

The land uses that are most likely to be attracted to locations around the University of South Florida are uses that to some degree are extensions of the University itself—housing, commercial and service facilities, institutions, and research-oriented industries. To completely ignore this relationship would be unrealistic and would not encourage the surrounding lands to fulfill their potential and proper community function.

The fringe areas of the University are a "transition zone". The zone steps from a completely organized and controlled campus environment into an urban community—where a multitude of interests and forces are at work in shaping development. The basic purpose of planning and zoning in these fringe areas should be to guide future developments into as harmonious, compatible and efficient relationships as possible.
Section IV. UNIVERSITY COMMUNITY ("UC")

ZONING DISTRICT PROVISIONS *

A. Purpose

The purpose of the University Community District (UC) shall be to provide for the appropriate development and arrangement of land uses for the community area comprising and surrounding a university, college, theological school, or other institution of higher learning; to assure a land use development pattern which is compatible with university operations and to further encourage the grouping of those land uses having specific interrelationships; and to protect and promote the long-term stability of both the university and its surrounding area.

B. Uses Permitted

1. The following uses shall be permitted within the University Community District:

   a. Universities, colleges, theological schools, or other institutions of higher learning including buildings owned or leased for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, observatories, heating and power plants, laundries, parking facilities, student and faculty centers, athletic facilities, dormitories, fraternities

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* As adopted by the Board of County Commissioners of Hillsborough County on June 14 and July 12, 1963.
and sororities, and such other facilities normally provided by a college or university. These uses shall not be construed to include trade schools or colleges operated for a profit or to include use of any building, stadium, or other facility for commercial purposes other than under jurisdiction of a university or college administration.

b. Public and accredited private elementary and secondary schools.

c. Churches, including educational buildings, kindergartens, and day nurseries when operated by said church.

d. Research laboratories or building devoted to commercial, industrial or scientific research.

e. Institutional headquarters for educational, professional or religious non-profit organizations.

f. Libraries or museums.

g. Open land uses, including botanical gardens, game preserves, golf courses, and non-commercial parks and outdoor recreation areas.

h. Public utility sub-stations, pumping stations, lift stations, exchanges, central control facilities, or similar structures related to the provision of electric, gas, water, sewer, or telephone service to the immediate area shall be permitted... subject to the following provisions:
(1) Any said structure shall be of automatic operation and shall require no personnel other than those necessary for routine maintenance and/or inspection;

(2) There shall be no open storage of supplies and equipment, or permanent storage of vehicles upon the premises;

(3) Any off-street parking area or facilities installed outside a building shall be visually screened from adjacent properties or rights-of-way by means of a solid wall and/or landscaping having a minimum height of six (6) feet, but fences and walls shall not exceed eight (8) feet in height;

(4) The Zoning Director shall find that the proposed site is adequate to properly accommodate all necessary uses and that suitable setbacks from all adjacent properties and/or public rights-of-way are provided.

Provided further, that any such use in which not more than five (5) persons are employed principally at the site and/or involving outdoor storage of equipment and vehicles may be permitted by the Zoning Director following a review and recommendation upon the proposed location and site development by
the Hillsborough County Planning Commission. The buffering requirements of paragraph (3) above shall apply to all outside storage of equipment and vehicles provided that such requirements may be temporarily waived when adjacent properties are not deemed to be adversely affected. In the event the Planning Commission recommends disapproval of the location, the Board of County Commissioners shall make final determination as to approval or disapproval.

i. Hospitals, public or private, (subject to provisions of Section C) providing health services primarily for in-patients, medical or surgical care of the sick or injured, and including related facilities such as laboratories, out-patient departments, training facilities, central service facilities, staff offices, and staff housing which are integral parts of the facility.

Public or private hospitals shall have provision for such of the following facilities as may be required in order to be accredited by the Joint Commission on Accreditation of Hospitals sponsored by the American College of Physicians, American College of Surgeons, American Hospital Association, and the American Medical Association:

- Emergency facilities
- Pediatric and obstetric facilities
- Surgical facilities
- Pathology and radiology facilities
- Pharmacy facilities
- Dietary facilities
department, medical records facilities, medical library facilities, laundries, and other services and facilities.

Hospitals shall provide for a minimum of one hundred (100) beds, exclusive of bassinets, and shall have a minimum gross floor area of six hundred (600) square feet per bed. The minimum site area shall be thirty (30) acres, and the minimum width of the site shall be six hundred (600) feet. A hospital may consist of a main building and necessary auxiliary buildings.

j. Medical centers (subject to provisions of Section C), consisting of a group of facilities providing health services including medical research and other related facilities such as laboratories, in-patient and out-patient departments, training facilities, central service and living quarters operated as integral parts of said centers.

k. Rehabilitation centers (subject to provisions of Section C), operated for the primary purpose of assisting in the rehabilitation of disabled persons and in which a coordinated approach by many professions is made to the physical, mental, and vocational evaluation of such persons and to the furnishing of such services as are required.

l. Public health centers (subject to provisions of Section C), primarily utilized for the provision of public health services,
including related facilities such as laboratories, clinics, and administration offices operated in connection therewith.

m. Schools of nursing where affiliated with hospitals or universities.

n. Offices or clinics (medical, dental, psychiatric, child guidance, and medical research).

2. The following special uses may be permitted, subject to review of a site plan by the Hillsborough County Planning Commission to determine that (a) the proposed location and site arrangement shall make the uses compatible with adjacent established uses, and (b) the adjacent existing street system and proposed internal vehicular circulation system shall be adequate to accommodate the additional traffic generated by the proposed uses without undue hazard and congestion.

If the plan submitted is not approved by said Planning Commission, the Board of County Commissioners shall make final determination as to approval of said special uses.

a. Special Uses:

(1) Multiple-family dwellings.

(2) Neighborhood-service commercial developments, designed as a unit to serve adjacent uses within the UC District, consisting of such commercial uses as are permitted in C-1 District.
C. Special Review of Development Proposals

For those uses specified under Section E above, a site plan and such other drawings as are necessary to show the complete site development proposed including the type, location, and size of all proposed structures, off-street parking facilities, location and arrangement of access drives, proposed landscaping and buffering, and the relationship of all proposed facilities to existing structures on all adjacent properties shall be reviewed by the Hillsborough County Planning Commission prior to the issuance of a building permit. If such plan is not approved by said Planning Commission, the Board of County Commissioners shall make final determination as to the issuance of said permit.

D. Site Regulations

1. **Minimum Lot Area.** Unless otherwise provided for within the provisions of this district, the minimum lot area shall be one (1) acre and the minimum lot width shall be one hundred (100) feet measured along the front property line. Public utility sub-stations and structures shall be exempt from minimum lot area requirements.

   For multiple-family dwellings, an additional two thousand (2,000) square feet of lot area shall be provided for each dwelling unit in excess of twenty (20) units.

2. **Building Coverage.** The maximum building coverage shall be twenty-five (25) percent of the total lot area.

3. **Maximum Building Height.** The maximum height of buildings or structures shall be one hundred (100) feet, provided that additional
height may be permitted at a ratio of one foot of building height to one foot of additional setback from any required set-back line.

4. **Yard Regulations.** There shall be a front yard of not less than fifty (50) feet, a side yard on each side of the property of not less than twenty-five (25) feet, and a rear yard of not less than fifty (50) feet.

**E. Non-Conforming Lots**

Any parcels of land or combination of contiguous parcels of land of record existing within a single ownership at the time of adoption of the UC Zoning District which do not comply with the minimum lot area requirement may be utilized for any use permitted within said district provided that all other district requirements are met. In addition, lots or parcels of record consisting of less than one (1) acre at the time of the adoption of the UC Zoning District may be utilized for single-family or two-family dwellings, if previously zoned for such, in accordance with site development standards set forth for said uses with an R-1 or R-2 Zoning District, respectively.

**F. Off-Street Parking and Loading Requirements**

Off-street parking shall be provided in accordance with the following requirements:

1. Hospitals - one (1) space per patient bed.

2. Colleges and universities - one (1) space per three (3) employees plus one (1) space per three (3) students. Students not permitted vehicles by a university or college shall not be counted for purposes of this parking requirement.
3. Libraries and museums - one (1) space per two hundred fifty (250) square feet of public area.

4. Churches - one (1) space per four (4) seats.

5. Apartments - one and one-half (1 1/2) spaces per dwelling unit.

6. Fraternity and sorority houses (off-campus) - one (1) space per two (2) resident members.

7. Rehabilitation centers - one (1) space per two (2) patient beds.

8. Office building - one (1) space per two hundred fifty (250) square feet of gross floor area.

9. Laboratories - one (1) space per two (2) employees.

10. Medical or dental offices or clinics - six (6) spaces per doctor or dentist.

11. Commercial establishments - one (1) space per one hundred (100) square feet of non-storage floor area.

Off-street loading facilities, including driveways and maneuvering space required in conjunction with these uses, shall be provided.