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Hillsborough County Zoning Regulations January 3, 1950 with amendments July 21, 1950 and August 31, 1952

Board of County Commissioners of Hillsborough County, Florida

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HILLSBOROUGH COUNTY ZONING REGULATIONS

Adopted by the
BOARD OF COUNTY COMMISSIONERS
of
HILLSBOROUGH COUNTY, FLORIDA
January 3, 1950



Information and permits may be secured from
E. W. CARROLL, Zoning Director
304 Tampa Street
Tampa, Florida
Phone 2-3763

ZONING REGULATIONS FOR HILLSBOROUGH COUNTY, FLORIDA

A Resolution adopted by the Board of County Commissioners of Hillsborough County, Florida, at their regular meeting, January 3, 1950, effective at midnight on January 3, 1950, to regulate and restrict within a certain specified territory of Hillsborough County not included within any incorporated municipality, the height, number of stories, the location, use and size of buildings and other structures on land and water, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and for such purposes to divide the certain specified territory of Hillsborough County into districts and within such districts to regulate and restrict the erection, construction, alteration, repair and use of buildings, structures on land and water, to provide a method of procedure; to provide for the administration of said regulations; to provide a method for amendment, supplement, change and modification and repeal of regulations and boundaries; to provide a Board of Adjustment and prescribe its powers and duties and to prescribe penalties for the violation of its provisions and also provide for its enforcement.

PURPOSE AND ENACTING CLAUSE

WHEREAS, by provision of Chapter 24592, Laws of Florida, Special Acts of 1947 and the amendment thereto, Chapter 25889, Laws of Florida, Acts of 1949, authority is conferred on the Board of County Commissioners of Hillsborough County to establish districts within certain prescribed territory of said County and within such districts is empowered to regulate and restrict the erection, construction, reconstruction, alteration and repair of buildings on land and water and the uses of land, buildings and structures for commerce, industry, residence or other specific uses, to regulate and restrict the height, number of stories and size of buildings and other structures on land and water, the percentage of lot that may be occupied, the size of yards, courts and other open spaces and the density of population, all for the purpose of promoting health, safety, morals or the general welfare of the community, and

WHEREAS, the Board of County Commissioners of Hillsborough County deem it necessary in order to lessen congestion on the highways, to secure safety from fire, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population, to preserve and facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other requirements, to make and promulgate such regulations with reasonable consideration, among other things, of the character of each district and its peculiar suitability for particular

uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the specifically described area of said County in accordance with a comprehensive plan; and

WHEREAS, a public hearing was held on the 20th day of December A. D. 1949 pursuant to the provisions of the statute and after due and legal advertisement, to consider the zoning plan and its accompanying regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

SECTION 1. DEFINITIONS.

For the purpose of these Regulations and enforcement thereof, the following definitions for terms used shall apply to all districts. Words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory.

ACCESSORY USE OF BUILDING. A subordinate use of building customarily incident to and located upon the same lot occupied by the main use or building.

ALLEY. A roadway dedicated to public use which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

ADVERTISING STRUCTURE. Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed.

APARTMENT BUILDING. See Dwelling, Multiple.

AUTO COURT OR AUTO CAMP. See Tourist Camp.

BARBECUE STANDS, BARBECUE PITS, OR PIG STANDS. Refreshment places where space is provided or allowance is made for automobiles to congregate for the purpose of serving occupants with refreshments.

BUILDING. Any structure having a roof supported by columns or walls.

BUILDING, HEIGHT OF. The vertical distance measured from the finished grade level to the mean level of the slope of the main roof. The height of a wall is the vertical distance from the finished grade to the mean level of the top of the wall, including any dormers or gables on the wall.

BUNGALOW COURTS (HOUSE COURTS, GARDEN APARTMENTS). Two or more buildings used or intended for use as dwellings occupying a single parcel of land, any portion of which is

used or intended for use in common by the inhabitants of such dwellings.

COURT. A court is a required open, unoccupied space on the same lot, and fully enclosed on at least three adjacent sides by walls of the building. An outer court is any court facing for its full required width on a street, or on any other required open space not a court. An inner court is any other required court.

DWELLING, SINGLE FAMILY. A detached building, designed for, or occupied exclusively by, one family.

DWELLING, TWO FAMILY (DUPLEX). A detached building designed for or occupied exclusively by, two families living independently of each other.

DWELLING, MULTIPLE. A building or portion thereof used or designed as a residence for three or more families living independently of each other.

FAMILY. Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises.

FILLING STATION. See Service Station.

FRONTAGE. All the property abutting on one (1) side of a street between two (2) intersecting streets, measured along the street line.

GARAGE, PRIVATE. A building or space used as an accessory to a main building permitted in any residence district, and providing for the storage of motor vehicles and in which no business occupation or service for profit is in any way conducted.

GARAGE, PUBLIC. Any building or premises, except those described as a private or storage garage, used for the storage or care of motor vehicles, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

GARAGE, STORAGE. Any building or premises, other than a private or public garage, used exclusively for the parking or storage of motor vehicles

GUEST HOUSE (TOURIST HOME). Any dwelling in which rooms are rented for the temporary care or lodging of transients and travelers for compensation.

HOME OCCUPATION. An occupation for gain or support conducted solely by immediate members of a family residing in a dwelling and conducted entirely within the dwelling, provided no article is sold or offered for sale except such as may be produced on the premises by members of the family and provided further that such home occupation shall be incidental to the residential use of the premises. Home occupations shall include, in general, personal services such as are furnished by a physician, dentist, musician, artist, beauty operator

or seamstress when performed by the person occupying the building as his or her private dwelling and not including the employment of any additional persons in the performance of such services.

LODGING (ROOMING) HOUSE. Any house, or other structure, or any place or location, kept, used, maintained, advertised or held out to the public to be a place where living quarters, sleeping or house-keeping accommodations are supplied for pay to transient or permanent guests or tenants, whether in one or adjoining buildings.

LOT. A parcel of ground which is or may be occupied by a building and accessory building or buildings; including the open spaces required under this Resolution. For the purpose of this Resolution, the word "lot" shall be taken to mean any number of contiguous lots or portions thereof, as shown on the map of record, upon which one or more main structures for a single use are to be erected.

LOT, CORNER. A lot abutting upon two (2) or more streets at their intersections.

LOT OF RECORD. A lot which is a part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Circuit Court of Hillsborough County.

LOT, DEPTH. The depth of a lot, for the purpose of this Resolution, is the distance measured in the mean direction of the side lines of the lot from the midpoint of the front lot line to the midpoint of the opposite main rear line of the lot.

LOT, INTERIOR. A lot other than a corner lot.

LOT, THROUGH. An interior lot having frontage on two streets.

NON-CONFORMING USE. A building or land occupied by a use that does not conform with the regulations of the use district in which it is situated.

PARKING LOT. An area or plot of ground used for the storage or parking of motor vehicles.

SERVICE STATION. A building or a lot where gasoline, oil and greases are supplied and dispensed to the motor vehicle trade; also where battery recharging, tire repair and other similar services are rendered.

STABLE, PRIVATE. A stable with a capacity of not more than one (1) for each thirty-five hundred (3500) square feet of lot area whereon such stable is located and where such horses are owned by the owners or occupants of the premises and are not kept for remuneration, hire or sale.

STABLE, PUBLIC. A stable, other than a private stable.

STORY. Any portion of a building included between the finished ceiling next above it or the finished under surface of the roof directly over that particular floor.

STREET. A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfares except an alley.

STREET LINE. The line between the street and abutting property.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the land or attachment to something having a permanent location on the land.

STRUCTURAL ALTERATIONS. Any change, except for repair or replacement in the supporting members of a building, such as bearing walls, columns, beams or girders.

TOURIST CAMP (CABIN COURT). Any group of dwellings which is designed or intended for the temporary residence of motorists or transients. This term shall include "Cabin Camps", "Auto Courts", "Auto Camps", and "Motor Camps".

USED CAR LOT. A lot or group of contiguous lots, used for the display and sales of used automobiles where no repair work is done except the necessary reconditioning of the cars to be displayed and sold on the premises.

USED CAR JUNK YARD. A lot or group of contiguous lots used for the dismantling or wrecking of used automobiles or the storage, sale or dumping of dismantled or wrecked cars or their parts.

YARD. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by tree or shrubbery or as otherwise provided herein.

YARD, FRONT. A yard across the full width of the lot extending from the front line of the building to the front line of the lot, excluding steps and unenclosed porches.

YARD, SIDE. An open unoccupied space on the same lot with a building between the building and the side line of the lot extending through from the front building line to the rear yard or to the rear line of the lot, where no rear yard is required.

YARD, REAR. A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the main building.

SECTION II. DISTRICT AND BOUNDARIES.

In order to regulate and restrict the height and size of buildings; to regulate and restrict the intensity of land use; to regulate the area of yards, courts and other open space about buildings; to classify, regulate and restrict the location of commerce and industries and the location of buildings designed for specified industrial, commercial, residential, and other uses, the unincorporated area of Hillsborough County specifically described in

Laws of Florida, Chapter 25889, Acts of 1949, is hereby divided into districts of which there shall be eight (8) as follows:

- A —Agricultural District
- R-1—Single Family Residential District
- R-2—One and Two Family Residential District
- R-3—Multiple Family Residential District
- C-1—Neighborhood Commercial District
- C-2—Retail Commercial District
- C-3—Commercial—Light Industrial District
- M-1—Industrial District

The boundaries of the said districts are hereby established as shown in the zoning atlas, consisting of 355 sectional maps and an index map, which are identified by sheet numbers on the lower right hand corner margin, and authenticated by the signature of the Chairman of the Board of County Commissioners of Hillsborough County. The originals of these maps are on file in the office of the County Engineer of Hillsborough County. Each of the 355 sectional maps, and the index map is hereby adopted and made a part of this Resolution, and said maps and all notations, references and other information shown thereon shall be as much a part of this Resolution as if the matter and information set forth by said maps were fully described herein.

The boundaries of the various districts as shown upon the map and the sectional atlas sheets shall be determined by use of the scale shown on said sheets, unless actual dimensions are noted. Scale and field measurements and map dimensions shall be figured from the center line of streets, highways, alleys and railroad rights of way unless otherwise indicated. Where uncertainty exists as to the exact location of said boundaries the following rules shall apply:

(a) Where the district boundaries lie on or within streets, highways, roads, alleys or railroad rights of way, the district boundaries shall be the center line of such streets, highways, roads, alleys or railroad right of way.

(b) Where district boundary lines approximately bisect blocks the boundaries are the median line of such blocks, between the center lines of boundary streets.

(c) Where District boundaries are approximately parallel to a street, highway, road, alley, or railroad right of way, the distance of such boundaries from the property line of such street, highway, road, alley, or railroad right of way, shall be, unless otherwise shown by dimensions, one lot depth on lots facing said street, highway, road, alley, or railroad right of way, or approximately one hundred fifty (150) feet on acreage and tracts, or on parallel lots, to the nearest lot line between lots to conform to adjacent district lines.

(d) Where a district boundary line divides a lot into two zoned districts, the entire lot or tract shall be given the zone classification of its largest part.

(e) In cases of final uncertainty the Board of Adjustment shall interpret the zoning map to fix the exact location of boundaries.

No building or structure shall be erected, reconstructed or structurally altered, nor shall any building, land or water be used for any purpose other than a use permitted in the District in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards or less unoccupied area and no building shall be occupied by more families than hereinafter prescribed for such building for the District in which it is located. No lot which is now or may be hereafter built upon as herein required, shall be so reduced in area that the yards and open spaces will be smaller than prescribed by the Resolution, and no yard, court, or open space provided about any building for the purpose of complying with the provisions hereof shall be used as a yard, court or other open space for any other building.

SECTION III. "A" AGRICULTURAL DISTRICT.

A. Uses Permitted.

1. One and two family dwellings.
2. Agriculture, horticulture, and general farming, including dairying, pasturage, forestry, livestock and poultry raising including stables, nurseries, green-houses, truck gardening and similar enterprises and uses, home occupations.
3. Airports and landing fields.
4. Churches, schools, colleges, hospitals, sanitariums and clinics.
5. Country clubs, golf courses, athletic fields, parks, play grounds except commercial driving tees or ranges.
6. Cemeteries following site approval by Health Authorities and Board of Adjustment.
7. Public works and public utility facilities such as water pumping plants and reservoirs, electric transmission lines and sub-stations, broadcasting towers and transmission stations.
8. Sawmills and planing mills, turpentine stills and other operations utilizing the natural resources of the region, provided however, that no such operation shall be established or conducted within 200 feet of the nearest highway right of way.
9. Non-commercial boat piers, slips or boat houses for docking of private water craft, except house boats.
10. Public structures, owned and operated by the City of Tampa, Hillsborough County, State of Florida, or the United States of America, and used for public purposes.

11. Accessory buildings and uses customarily incident to any of the above uses when located on the same lot or tract and not used or operated commercially or industrially, provided however, that no such buildings shall be erected or located within 200 feet of the nearest highway right of way line.
12. Guest houses for the accommodation of transients when located in private residences provided such guest houses shall provide adequate facilities for off-street parking. (See Section XII.)
13. Roadside stands of a temporary nature for the sale of fruit, vegetables and other products produced on the premises.
14. Advertising structures, signs.

B. Required Lot Area, Width, Front, Side and Rear Yards and Building Height Limit.

Lots or building sites for residential structures in an Agricultural District shall have an area of not less than 5000 square feet with a minimum width of 50 feet measured along the front property line. The maximum height of building or structure shall not exceed $2\frac{1}{2}$ stories or 35 feet and not more than 30 percent of the lot area shall be occupied by structures or buildings.

There shall be a front yard of not less than 25 feet except as hereinafter specified along certain State and County highways. There shall be a side yard on each side of the main building of not less than ten (10) percent of the width of the lot, provided however that such side yard need not exceed $7\frac{1}{2}$ feet but shall not be less than 5 feet. A rear yard of not less than 25 percent of the total lot area shall be provided, and, unless the plumbing system on such land is connected to a sanitary sewer other than a septic tank with field drains, sufficient rear lot area is required to care for a septic tank drain field, shall not be occupied by any accessory buildings or other structures and shall have sufficient area of open lot for each lineal foot of septic tank drain tile, as required by the State Board of Health and passing the inspection of the Hillsborough County Plumbing Inspector.

C. Special Requirements.

In tracts of land hereafter subdivided into lots and streets, said lots shall have an area of not less than 6000 square feet with a minimum width of 60 feet measured along the front property line. Street widths, from property line to property line, must be at least 60 feet unless otherwise approved by the Board of County Commissioners, but in no case shall such street widths be less than 50 feet.

All subdivision plats shall be approved by the County Engineer before presentation to the Board of County Commissioners to ascertain if the provisions of lot areas, dimensions and street widths con-

form to the minimum standard published herein.

No building, structure or portion thereof shall be erected within 30 feet of the front line of any property fronting or abutting on the following described or designated streets, highways and roads, to-wit:

Florida Avenue—State Road 685
Nebraska Avenue—State Road 45
Hillsborough Avenue—State Road 580 and 600
Seventh Avenue—State Road 60 and 574
Columbus Drive—State Road 60 and 589
Memorial Highway—State Road 60
Gandy Boulevard, west of Dale Mabry—State Road 600
Dale Mabry Highway—State Road 600 and 685
MacDill Avenue—

Said set-back line may be waived or modified by the Board of Adjustment upon application being made as in other cases under Section 7, Chapter 24592, Laws of Florida, Special Acts of 1947.

SECTION IV. "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT.

A. Uses Permitted.

In this district a building or land shall be used only for the following purposes:

1. Single family dwellings.
2. Public and parochial schools.
3. Public buildings used exclusively by federal, state, county or city government for public purposes, except penal or correctional institutions.
4. Churches and church educational buildings.
5. Nurseries, but no commercial structure for sale of products.
6. Parks and playgrounds and community center.
7. Golf courses, except miniature courses, driving tees and the like, operated for commercial purposes.
8. Accessory buildings including one private garage attached or detached from the main structure, or private stable.
9. Non-commercial boat docks and slips.
10. Real estate signs, bulletin boards subject to provisions of Section XIII (9).

Lots in the Single Family Residential District (R-1) shall have an area of not less than 6000 square feet with a minimum width of 60 feet measured along the front property line. The maximum height of building and structure shall be $2\frac{1}{2}$ stories or 35 feet. Not more than 30 percent of any lot

shall be occupied by structures. There shall be a front yard of not less than 25 feet in depth measured from the street property line to the main front wall, of the building or structure. Where a front yard has already been established between two intersecting streets, the distance so established will determine the front yard depth of the dwelling to be erected in the back subsequently. There shall be a side yard on each side of every dwelling structure having a width of not less than 10 percent of the width of the lot, provided however that such side yard need not exceed 15 feet but shall not be less than $7\frac{1}{2}$ feet. A rear yard on every lot shall not be less than 30 feet. Accessory buildings may be located in the rear yard provided they do not occupy more than 20 percent of the rear yard area and are not nearer than 3 feet to any lot line.

SECTION V. "R-2" ONE AND TWO FAMILY RESIDENTIAL DISTRICT.

A. Uses Permitted.

1. Any use permitted in the R-1, Single Family District.
2. One and two family dwellings.
3. Home occupations and signs appertaining thereto subject to provisions of Section XIII (9).

B. Required Lot Area, Lot Width, Yards and Building Height Limit.

Lots in the Residential District (R-2) shall have an area of not less than 5000 square feet with a minimum width of 50 feet measured along the front property line. The maximum height of building or structures shall be $2\frac{1}{2}$ stories or 35 feet. Not more than 30 percent of any lot shall be occupied by structures. There shall be for each dwelling unit a front yard of not less than 20 feet in depth measured from the street property line to the front of the main building or structure. Where a front yard depth has already been established in a block between intersecting streets by one or more structures, the mean of the distances so established shall determine the front yard depth of the dwellings to be erected in the block subsequently. There shall be a side yard on each side of every dwelling structure having a width of not less than 10 percent of the width of the lot, provided however that such side yard need not exceed $7\frac{1}{2}$ feet. A rear yard on every lot shall not be less than 30 feet. Accessory buildings may be located in the rear yard provided they do not occupy more than 20 percent of the rear yard and are not nearer than 3 feet to any lot line.

SECTION VI. COMMUNITY UNIT PLAN.

The owner or owners of any tract of land comprising an area of not less than ten (10) acres may

submit to the Board of Adjustment a plan for the use and development of all of the tract of land for residential or other purposes consistent with the general overall development of the area of which the tract or tracts is/are a part. The plan of development prepared by the owner or owners shall be accompanied by a report showing: (1) that the property adjacent to the area included in the plan will not be adversely affected, (2) that the plan is consistent with the intent and purpose of this Resolution to promote the health, safety, morals, and general welfare, (3) that the buildings or structures shall be used only for single family dwellings, two family dwellings or multiple family dwellings, and the usual accessory uses such as garages, storage space and community activities, including parks, playgrounds, schools, and churches, (4) that the average lot area per family contained in the site, exclusive of the area occupied by streets, will be not less than the lot area per family required in the district in which the development is located. If the Board of Adjustment approves the plans, building permits may be issued, even though the use of the land and the location of the buildings to be erected in the area and the yards and open spaces contemplated by the plan do not conform in all respects to the district regulations of the district in which it is located.

SECTION VII. MULTIPLE FAMILY — RESIDENTIAL DISTRICT "R-3".

A. Uses Permitted.

1. Any use permitted in the R-2 District.
2. Multiple family dwellings.
3. Apartment hotels.
4. Boarding and lodging houses.
5. Clinics, except animal hospitals.
6. Hospitals and sanitariums.
7. Guest houses, tourist homes and signs appertaining thereto subject to provisions of Section XIII (9).
8. Colleges, clubs, lodges, social and community center buildings, with signs appertaining thereto subject to provisions of Section XIII (9).
9. Accessory buildings and uses customarily incident to any of the foregoing uses, including private and storage garages when located on the same lot and not involving a business.

B. Required Lot Area, Lot Width, Yards and Building Height Limit.

In this district, except in exceptional cases mentioned in Section XIII, the principal buildings shall

be located so as to comply with the following requirements:

Minimum lot area:

5,000 square feet for a one family dwelling.

6,000 square feet for a two family dwelling and for each additional family unit, 1,600 square feet shall be allowed.

Minimum required yard width:

50 feet for one family

60 feet for two families

75 feet for four or more families

Maximum building height allowed:

3 stories or 35 feet.

Not more than 30 percent of the lot area shall be occupied by structures.

Front yards for one and two family dwellings shall not be less than 20 feet; for multiple family dwellings, not less than 15 feet, measured from the street property line to the front of the main building. Where front yards have already been established by structures erected in blocks between intersecting streets, the average line established shall determine the depth of the front yard. There shall be a side yard on each side of every dwelling structure having a width of not less than 10 percent of the width of the lot for one and two family dwellings; however, for one and two family dwellings, said side yards need not be more than 7½ feet. For apartment structures, the side yard shall be not less than 10 feet. For one and two family dwellings, the rear yard shall be the same as required for structures in the R-2 District. For multiple family dwellings the rear yard shall have an area sufficiently large to accommodate the storage of one automobile for each apartment, each space being at least 250 square feet in area.

SECTION VIII. NEIGHBORHOOD COMMERCIAL DISTRICT "C-1".

A. Uses Permitted.

1. Any use permitted in the R-3 Residential District.
2. Offices, banks, theatres (not drive-ins), beauty parlors, photograph studios, dry cleaning and laundry pick-up stations, barber shops, filling stations, florists, automobile sales rooms, parking lots and storage garages, telephone exchanges, restaurants and lunch rooms, police and fire stations, dairy products and ice cream stands, small animal hospitals, and any other retail businesses, except the following uses are prohibited expressly:
Automobile wrecking yards, bottling works,

building material store yards, cleaning and dyeing plants, coal and wood yards, contractors' plant and storage yards, ice plants, junk yards, laundries except the self-service type, machine shops, mechanical garages, stone yards, veterinary hospitals, storage warehouses, undertaking or mortuary parlors, dance halls, any kind of manufacture or treatment of products not clearly incidental to the product of a retail business conducted on the premises.

3. Advertising signs and structures.
4. Tourist camps constructed as specified in Section VIII (c).
5. Accessory buildings and uses customarily incident to any of the above uses.
6. Trailer camps or courts, constructed and operated pursuant to regulations prescribed by the State Board of Health (See Section VIII (c)).
7. Nothing herein would prevent the storage of materials and supplies incident to a business, within the building or in an accessory building located on the lot with the main building.

B. Required Lot Area, Lot Width, Yards and Building Height Limits.

1. Minimum lot area, front, side and rear yard requirements for dwellings shall be the same as prescribed in Section VII for the R-3 Residential District.
2. Rear yard depths of at least 20 feet shall be allowed back of stores.
3. Minimum off-street parking spaces shall be provided as specified in Section XII hereof.
4. Lot area, width and yard provisions do not pertain to dwelling units or living apartments located on second floors of commercial structures.

C. Special Provisions Relative to Bungalow Courts and Cabin Camps.

Bungalow courts, cabin courts or camps shall not be constructed upon sites less than 100 feet wide. The front yard lines shall be the same as set forth in Section VII for the Residential R-3 District, and rear yards must comply with the regulations of the State Board of Health, for the successful operation of septic tanks.

The lot area used by such camps or courts shall not be less than 10,000 square feet and shall allow not less than 2000 square feet per building unit or per family.

The minimum distance between building units shall be for single bungalows, 15 feet; for duplexes,

20 feet. Side and rear yards shall be not less than 7½ feet.

Before a permit is granted for the construction of cabins or bungalows, plans shall be filed with the Zoning Director showing sizes and spacing of all buildings intended to be erected in the court or camp and the total area and boundaries of the site.

SECTION IX. RETAIL COMMERCIAL DISTRICT "C-2".

A. Uses Permitted.

1. Any use permitted in the C-1 Neighborhood Commercial District.
2. Any business of a retail type.
3. Mechanical garages.
4. Pressing and dry cleaning establishments.
5. Second-hand car lots.
6. Any general merchandising enterprise.
7. Bottling works.
8. Undertaking and mortuary parlors.
9. Contractors or building supply storage yards where located in the rear of the structure used as administrative office or sales room.
10. Accessory buildings and uses customarily incident to any of the above uses.
11. Drive-in theatres where site and arrangement of inlets and exits have been approved by the Board of Adjustment.
12. In this district those uses excluded from the C-1 district are likewise excluded from this district unless listed above as permitted.

B. Required Lot Area, Width, Front, Side and Rear Yards and Building Height Limit.

1. Except as provided in Section XIII, no building or structure in this district shall exceed 2½ stories or 35 feet.
2. Minimum lot area and yard requirements for dwellings shall be the same as prescribed in the R-3 Residential District.
3. Minimum off-street parking requirements shall be provided as specified in Section XII hereof.
4. Lot area, width and yard provisions do not pertain to dwelling units or living apartments located on second floors of commercial structures.

SECTION X. COMMERCIAL — LIGHT INDUSTRIAL DISTRICT "C-3".

A. Uses Permitted.

1. Any use permitted in the C-2 Retail Commercial District.
2. Wholesale or distribution businesses including warehouses and storage yards.
3. Any light manufacturing which is not obnoxious or offensive by reason of emission of odor, fumes, dust, smoke, noise, or vibration. The permission of such industrial operations shall be subject to the approval of the Board of Adjustment.
4. Veterinary hospitals.
5. Accessory buildings and uses customarily incident to any of the above uses and located on the same lot or adjacent thereto.

B. Required Lot Area, Lot Widths, Front, Side and Rear Yards and Building Height Limits.

Same as for the C-2 Retail Commercial District.

SECTION XI. INDUSTRIAL DISTRICT "M-1".

A. Uses Permitted.

1. Uses permitted in the C-3 Commercial Light Industrial District.
2. Any lawful use that is not obnoxious or offensive by reason of the emission of odors, fumes, dust, smoke, noise, vibration, radio-active waves, or substances, or possesses an abnormal explosion hazard. Any industry having such attributes may, by application to the Board of Adjustment, be granted permission under such terms and conditions as they shall determine shall best protect the welfare of the County. Any deviation from the terms and conditions shall render such permission void ab initio.
3. Junk yards, contractors' equipment storage yards, coal and wood yards, as approved by the Board of Adjustment.
4. Accessory buildings and uses customarily incident to any of the above uses.

B. Required Lot Areas, Lot Width, Front, Side and Rear Yards and Building Height Limits.

Same as for the C-3 Commercial-Light Industrial District.

SECTION XII. OFF-STREET PARKING REQUIREMENTS.

The following parking spaces shall be provided

and satisfactorily maintained for each building or structure which, after the effective date of this resolution, is erected, altered, or enlarged, for use for any of the following purposes:

1. Dwellings or residences—at least one parking space for each dwelling unit in the building or buildings.
2. Auditorium, athletic field, stadium or race track, theatre, or other places of public assemblage, at least one parking space for each eight (8) seats provided for its patrons (based on maximum seating capacity).
3. Hotel, at least one parking space for each three (3) guest sleeping rooms.
4. Restaurant or other eating place, at least one parking space for each five (5) seats.
5. Hospital, sanitarium, nursing home, at least one parking space for each five (5) patients.
6. Stores, at least one parking space for each sixty (60) square feet of store floor area.
7. Office buildings, at least one parking space for each three hundred (300) square feet of office floor space.
8. Industrial or manufacturing establishments, at least one parking space for each four hundred (400) square feet of gross floor space for each five (5) workers.

All parking spaces shall be on the same lot with the building, except that the Board of Adjustment may permit parking spaces to be on any lot or tract within five hundred (500) feet of the building, if it determines that it is impractical to provide parking on the same lot with the building.

SECTION XIII. GENERAL PROVISIONS AND EXCEPTIONS.

1. Towers, gables, spires, radio towers, pent houses, scenery lofts, cupolas, water tanks, silos, windmills, and similar structures may be built to a greater height than the limit established for the district wherein such structures are located, provided however that no structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building, and further provided that no structure shall exceed in height the limitations determined to protect the glide angles established for any airport.

2. **LOT OF RECORD.** Where a lot has an area less than the required minimum area for the district in which it is located and was of record in Hillsborough County at the time of the adoption of this Resolution, said lot may be used for any use permitted in the district in which it is located.

3. **NON-CONFORMING USES.** Except as hereinafter provided, no building or land shall be used, constructed, reconstructed, extended or structurally altered except in conformity with the provisions set forth; provided, however, that any non-conforming use existing on the date that these regulations become effective, may be continued, provided that the building or structure or land involved shall be neither structurally altered or enlarged. No non-conforming use, if once changed to a use permitted in the district, shall ever be changed back to a non-conforming use. A non-conforming use discontinued for 180 days shall not be restored. A non-conforming structure destroyed by fire or other cause more than 50% of its value, shall not be restored but shall revert to a use permissible in the district.

4. **DEED COVENANTS.** This Resolution shall not interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided however, that where this Resolution imposes a greater restriction upon the uses of buildings and land or requires larger open space than is imposed or required by other rules or regulations, or by easements, covenants or agreements, the provisions of this Resolution shall govern.

5. No building shall be moved onto or constructed on land that is subject to periodic or frequent flooding, nor shall any existing buildings so located be enlarged, repaired, or altered.

6. No houseboat which is not propelled by its own power shall be permitted to fasten to a dock, anchor to land or remain in any of the waterways, without special conditional permit, application for which shall be made to the Board of County Commissioners.

7. No permanent outdoor advertising signs shall be constructed, altered or moved unless a permit is obtained to do so from the Board of County Commissioners.

8. Where subdivision plats recorded prior to the adoption of this Resolution have specifically designated lots for commercial uses, such uses shall continue to be valid although not so indicated on the map.

9. Bulletin boards and signs. Lighted or unlighted bulletin boards or signs for public, charitable, religious or educational institutions such as churches, hospitals, schools and sanatoria, also announcement signs for professional offices, clinics, home occupations, boarding, rooming houses or tourist homes.

(a) Bulletin boards for churches, public buildings, charitable or educational institutions shall not exceed twelve (12) square feet in area.

(b) Temporary signs appertaining to the lease, hire or sale of the building or premises, which sign shall be removed after the completion of the lease, hire or sale, shall not exceed fifteen (15) square feet in area.

(c) Signs advertising a structure as a rooming house, boarding house, tourist home, or home occupations therein shall not exceed three (3) square feet in area. Such signs for boarding, rooming house or tourist home may be lighted.

SECTION XIV. BOARD OF ADJUSTMENT.

The Board of Adjustment shall have the powers and perform the duties set forth in Section 7, Chapter 24592, Laws of Florida, Acts of 1947.

SECTION XV. ADMINISTRATION.

These regulations shall be administered in conformance with Section 8, Chapter 24592, Laws of Florida, Acts of 1947, as amended by Chapter 25889, Acts of 1949, including the authority to designate and employ a Zoning Director, and establish a system of permits and schedule of permit fees.

SECTION XVI. INTERPRETATION, PURPOSE AND CONFLICT.

In interpreting and applying the provisions of this Resolution, they shall be held to be the minimum requirements for the promotion of the public health, safety, morals and general welfare of the County. If, because of error or omission in the Zoning Map, any property in the territory of Hillsborough County as defined in Chapter 25889, Laws of Florida, Acts of 1949, is not shown as being in a Zoning District, the classification of such property shall be R-2, One and Two Family Residential District, unless changed by amendment to this Resolution.

SECTION XVII. ENFORCEMENT, REMEDIES, AMENDMENTS, VIOLATIONS AND PENALTIES.

These regulations shall be enforced by remedies set forth in Chapter 24592, Acts of 1947, and the amendment thereto, Chapter 25889, Acts of 1949.

Any party or parties proposing or recommending a change in the district regulations or district boundaries shall deposit with the Clerk of the Circuit Court of Hillsborough County, the sum of \$10.00 to cover approximate cost of this procedure and under no condition shall said sum or any part thereof be refunded for failure of said change to be adopted by the Board of County Commissioners.

The Board of County Commissioners shall give notice of public hearing on all applications or requests for amendments to the zoning resolution of changes in the boundaries or classification of zones, said notice being published at least three times in a newspaper of general circulation thruout the County over a period at least fifteen (15) days in advance of the hearing. The Zoning Director

shall also have the lot or tract of land affected by the proposed change, posted with a notice advising as to the time and place of the public hearing and the nature of the change proposed. Said notice shall be posted at least fifteen days prior to the date of public hearing.

HILLSBOROUGH COUNTY ZONING REGULATIONS

Amended by the
BOARD OF COUNTY COMMISSIONERS
of
HILLSBOROUGH COUNTY, FLORIDA
July 21st, 1950



**HILLSBOROUGH COUNTY ZONING
REGULATIONS**
Amended by the
BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

July 21st, 1950

APPLICATION TO CHANGE, MODIFY, ADD TO AND DELETE FROM THE EXISTING HILLSBOROUGH COUNTY ZONING REGULATIONS, CERTAIN REQUIREMENTS AND/OR RESTRICTIONS FOR THE PARTICULAR PURPOSE OF CLARIFYING THE ABOVE NAMED REGULATIONS WHICH WERE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON JANUARY 3, 1950.

TO: THE BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

The Hillsborough County Zoning Adjustment Board of Hillsborough County, does, in compliance with provisions of the 1947 Zoning Law, Chapter 24592, No. 978 (Senate Bill No. 1015), and of the 1949 Amendment thereto, Chapter 25889, No. 893 (Senate Bill No. 990) of the Laws of Florida, hereby petition the Board of County Commissioners of Hillsborough County to change, modify, add to and delete from the existing Hillsborough County Zoning Regulations, certain requirements and/or restrictions, for the particular purpose of clarifying the above named zoning regulations which were adopted by the Board of County Commissioners on January 3, 1950, as follows:

1. BUILDINGS:

- (a) A building is a structure having a roof supported by columns or walls, for the shelter, support or enclosure of persons, animals, or chattels.
- (b) A temporary building is a structure erected to serve a temporary use only, which must be removed or demolished when the purpose for which it was erected has been discharged or satisfied.
- (c) Tents: Tents are not considered as structures and will be permitted on a temporary basis only, the period of time of usage for an indicated purpose to be determined by the Zoning Director. No tents will be permitted in R-1 to C-1 districts inclusive.

- (d) Trailers: Single trailers will not be permitted in R-1 to C-1 districts inclusive but will be permitted in A, C-2, C-3, and M-1 districts provided that each trailer (1) be erected on a substantial foundation and (2) be equipped with running water and toilet facilities consistent with rules of the State Board of Health.

- 2. HOME OCCUPATIONS:** In Sec. 3-A, Page 11 of Zoning Regulations, add: "Day and night nurseries and dancing schools or other similar uses that are primarily commercial in character, will not be permitted in the R-2 district as 'Home Occupations.'"

- 3. REAR YARD:** To Sec. IV, last paragraph, fourth line from the bottom, ending 30 feet, add: "however, where the design of the proposed structure does not permit a rear yard having a clear depth of 30 feet, yet the structure designed for the lot is in general harmony with the development of the area of which it is a part, then the depth of the rear yard may be varied to meet the requirements of the proposed design".

- 4. LOT FRONTAGE:** Where minimum lot frontage of 60 feet is required in the Regulations, these requirements shall be adhered to except that variance may be permitted in plats submitted for approval where the lay-out of curved streets create irregular shaped lots at corners, provided that (1) a width of 60 feet be maintained at the front building set-back line, and (2) the area of 6000 feet, minimum, be maintained.

- 5. TRAILER STORAGE:** Trailer storage will not be permitted in R-1 to C-1 districts inclusive, but will be permitted in A, C-2, C-3, and M-1 districts, provided that the structural features and appurtenances thereto have been approved by the Zoning Director.

- 6. ROLLER SKATING RINKS:** Roller skating rinks will not be permitted in R-1 to C-2 districts inclusive, but will be permitted in A, C-3, and M-1 districts, provided that the structural features and appurtenances thereto have been approved by the Zoning Director.

- 7. DOG KENNELS:** Dog kennels will not be permitted in R-1 to C-2 districts inclusive, but will be permitted in A, C-3, and M-1 districts, provided that the structural features and appurtenances thereto have been approved by the Zoning Director.

8. **MUCK LOTS:** Muck lots, defined as open areas where muck, peat, fertilizer, etc. is stored and/or processed for sale, will not be permitted in R-1 to C-2 districts inclusive, but will be permitted in A, C-3, and M-1 districts.

9. **ANIMAL LOTS:** Animal lots, whether for impounding or for display and/or sale of horses, cows, mules, goats, hogs, etc. will not be permitted in R-1 to C-2 districts inclusive, but will be permitted in A, C-3, and M-1 districts, provided that such sites are approved by the health authorities.

10. LOT AREA AND LOT WIDTH— SEC. VII B

(a) Delete "minimum lot area" as written and substitute "5000 square feet for one and two family dwelling, and for each additional family unit, 1600 square feet shall be allowed."

(b) Delete "minimum required yard width" as written and substitute "50 feet for one and two family and 75 feet for three or more families."

11. SET-BACK LINES AT STREET CORNERS

Where it is desired to construct a dwelling on a corner lot in districts A, R-1, R-2, and R-3, and face same on the side street, which is at approximate right angles to the side line of the lots as shown on the plat plan, the side line set-back shall not be less on the other lots by the district in which it is located. Where a plat plan faces lots, within one block, on both streets, front yard and side yard variances shall be made only as approved by the Zoning Director.

HILLSBOROUGH COUNTY ZONING REGULATIONS

Amended by the
BOARD OF COUNTY COMMISSIONERS
of
HILLSBOROUGH COUNTY, FLORIDA
AUGUST 31, 1951



**HILLSBOROUGH COUNTY ZONING
REGULATIONS
Amended by the
BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA**

August 31st, 1951

SECTION I.

The definition of a "Front Yard" in Section I shall be amended to read as follows: "A yard across the full width of the lot extending from the front line of the porch to the front line of the lot regardless whether such porch is open or closed."

The definition of "Used Car Lot" in Section I is hereby amended by changing the title to "Auto Sales Lot" and shall read as follows: "A lot or group of contiguous lots, used for the display and sales of new or used automobiles, trucks, trailers, semi-trailers or other automotive equipment where no repair work is done."

SECTION II.

Section 3 C, special requirements, page 10, Hillsborough County Regulations, line 13 which reads: "Gandy Boulevard West of Dale Mabry—State Road 600", is hereby amended to read: "Gandy Boulevard East and West of Dale Mabry."

SECTION III.

Sections C IV, V & VI, Districts R-1, 2 & 3, captioned "required Lot Area, Lot Width, Yards and Building Height Limit", is hereby amended as it relates to side yard requirements in the above Districts. These provisions will now read: "There shall be a side yard on each side of every dwelling structure having a width of not less than seven and a half (7½) feet." Requirement of ten (10) feet for apartment houses in District R-3 shall remain unchanged.

SECTION IV.

Section VII, A, captioned "Uses Permitted" in the Multiple Family R-3 District, is hereby amended by adding "convalescent homes" to item 6. Said item 6 shall now be amended to read "Hospitals, sanitariums and convalescent homes."

SECTION V.

Section IX, A, 5, is hereby amended to read as follows: "Second hand car lots, (auto sales lots) providing however that the owner or lessee or operator thereof shall hard surface the lot so used, with type of treatment acceptable to the Zoning Director, that will assure a smooth, dustless surface."

SECTION VI.

Section XI, A, 3, is hereby amended to read as follows: "Junk yards, contractor's equipment storage yards, coal and wood yards and auto wrecking yards, as approved by the Board of Adjustment."

SECTION VII.

Section XIII of the Zoning Regulations of January 3, 1950, are hereby amended as follows:

1. Accessory Building. No building or structure accessory to the main structure on a lot or parcel of ground shall be constructed in R-1, 2 & 3 prior to the erection of the main structure.

2. CAR PORTS OR ATTACHED GARAGES. Car ports and also garages attached to but separated from the main body of the dwelling by a breezeway, shall be considered a part of the structure as a whole and shall comply with all set back lines of main structure. Garages, unattached from the main structure or dwelling, shall be considered accessory buildings and accordingly be located in the rear yard and be provided with such rear and side yard set backs as the regulation for accessory buildings provides.

3. PETITIONERS. A person petitioning the Board of County Commissioners for a change of zone classification shall give notice of his intentions by registered mail to all the land owners within the area as set forth in Section 5, Chapter 24592 (No. 978) Senate Bill No. 1015. Registered letters shall carry return cards which cards must be presented with the petition as evidence of notification. This notice is in addition to the posting of the property by the Zoning Director.

SECTION VIII.

Section XVII of Zoning Regulations adopted January 3, 1950, provides that "any party or parties proposing or recommending a change in the district regulations or district boundaries shall deposit with the Clerk of the Court of Hillsborough County, the sum of \$10.00 to cover the approximate cost of this

procedure, etc." This portion of the regulation is hereby amended to provide for the payment of \$15.00, an increase of \$5.00 above the present fee as named above.

SECTION IX.

The amendments to the Zoning Regulations of January 3, 1950, promulgated by the Board of County Commissioners, as of July 21, 1950, are hereby amended as follows:

1. Paragraph 1 entitled "Buildings", subparagraph (d) entitled "Trailers" is hereby amended to read: "Single or Multiple trailers will not be permitted in R-1 to C-1 Districts, inclusive, but will be permitted in A, C-2, C-3 and M-1 Districts provided that each trailer (1) be erected on a substantial foundation and (2) be equipped with running water and toilet facilities consistent with rules of the State Board of Health.

2. Paragraph 2 captioned "Home Occupations" is hereby amended to read: "In section 3 A, Page 11 of Zoning Regulations, add: Day and night nurseries and dancing schools or other similar uses that are primarily commercial in character, will not be permitted in the R-1, R-2 or R-3 Districts as Home Occupations."

3. Paragraph 11 captioned "Set Back Lines at Street Corners" is hereby amended to read: "Where it is desired to construct a dwelling on a corner lot in Districts A, R-1, R-2 and R-3, or a business structure in C-1 and C-2 front yard, rear yard and side yard variances shall be made only as approved by the Zoning Director."

SECTION X.

Section XIII is amended to add thereto the following numbered paragraph:

10. These Zoning Regulations shall be administered with reasonable consideration to the character and types of buildings in any particular locality and to the end that all structures permitted thereunder shall be in reasonable keeping with the general type, character and cost of structures within the particular area involved.