

FUTURE OF HILLSBOROUGH  
LAND USE CLASSIFICATION

Neighborhood Mixed Use-6 (NMU-6)\*

**Residential Gross Density**

Up to 6.0 dwelling units per gross acre, provided the project demonstrates a clustered, planned development utilizing open space which ensures the preservation of the natural and scenic qualities of open lands.

Clustering will be demonstrated through higher than typical residential net densities and preservation of open space to preserve the natural and scenic qualities of open lands.

Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.

Rezoning shall be to a site planned controlled zoning district in which the site plan demonstrates internal relationships and pedestrian integration among uses, controlled through performance standards adopted in the Land Development Regulations.

**Typical Uses**

Residential, commercial, office, research corporate park, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

Projects that are 20 acres in size or greater must demonstrate a mix of land uses in accordance with Policy 19.1. This acreage threshold shall not apply to properties that have adopted plan amendments to a mixed-use category after January 1, 2008.

Strip commercial development shall be prohibited.

**Maximum Floor Area Ratio / Square Feet**

Non-residential uses shall not exceed an FAR of 0.35.

Single use commercial uses shall meet the provisions of the commercial locational criteria.

Free-standing office uses are not subject to locational criteria.

For properties that are located within 0.5 mile of a fixed- guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed- Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.

**Specific Intent of Category**

Lands designated as NMU-6 on the Hillsborough County Future Land Use Map shall be urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services, necessary to support these intensities and densities, are made available.

Strip development with separate driveway access for commercial uses to arterials shall be prohibited. Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Other non-residential land uses must be compatible with residential uses through established techniques of transition or by restricting the location of incompatible uses.

\* Additional conforming amendments to add the Neighborhood Mixed Use-6 (NMU-6) category may be included at the time of adoption