



October 2008

Changes to the Land Development Code

Hillsborough County's Land Development Code regulates the use and development of property. More commonly known as zoning laws, the intent of the Land Development Code is to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly and progressive development of the unincorporated areas of Hillsborough County. Twice a year, changes are made to this Code to keep it current and to correct any errors or deficiencies. This month's tip highlights three of the changes that were proposed by the Code Enforcement Department, and which were adopted by the Board of County Commissioners effective October 1, 2008. For a complete list of the text amendments, please visit www.hillsboroughcounty.org/hcce.

Section 6.05.02 Parking and Loading Standards

Changes were made to this section primarily to address numerous complaints of utility trailer parking on residential properties. These modifications place the same restrictions on the parking of utility trailers which currently exist for the parking of boats and recreational vehicles. Utility trailers which fall under the definition of a "commercial vehicle" will continue to be regulated under the section of the Code for the parking of commercial vehicles. Additionally, an allowance for the storage of up to two untagged vehicles has been removed making the storage of any untagged vehicle, with the exception of a "hobby vehicle," a prohibited activity.

Section 6.11.13 Animals

The amendments made to this section were proposed to more clearly spell out the limitations and prohibitions on the keeping of animals, specifically farm animals, in residential zoning districts. The Land Development Code has always prohibited the keeping of farm animals in residential areas. However, these restrictions were spread out in the Code making it difficult to illustrate the prohibition. The changes

made have no effect on the animal requirements or prohibitions, they merely clarify the existing rules in an easy to understand format.

Section 1.03.02 Prohibitions

This section was amended to address the concerns and complaints from citizens regarding the commercial use of the County right-of-way. Whether that use involves the utilization of the public property as an extension of a business parking area, a storage area for materials, or for the display of goods, the modification made will prohibit the use of public property unless otherwise approved in some other Law or Ordinance.



Q. Where can I go for more information?

Hillsborough County's Land Development Code can be found online at the Website for the Municipal Code Corporation at www.municode.com. The complete Land Development Code text amendments adopted as part of the first round of 2008 amendments are available on the County's Website at www.hillsboroughcounty.org/hcce.

Q. Can I remain anonymous when registering a complaint?

Yes. Hillsborough County does not require that you provide any personal identifying information when registering your complaint. It should be noted that any information that is provided to the department, including names, phone numbers or email addresses are subject to the Public Record Laws of the State of Florida and must be provided to anyone who requests the information. If you wish to remain completely anonymous, do not provide any of this information to the department when registering the complaint.

Sign-up to receive this e-newsletter or suggest topics by contacting

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