

**TEMPLE TERRACE CODE  
LAND DEVELOPMENT – ZONING**

- (3) After a planned development has been approved by the City Council, no substantial modification to the approved plan of development shall be made unless submitted to City Council and approved by the City Council.
- (4) If the City Council determines that (1) the plan is abandoned, or (2) if construction is terminated after the completion of any stage, or (3) if construction is abandoned or discontinued for a period of two years, or (4) if there is evidence that further development is not contemplated, City Council may rescind or modify the ordinance establishing the planned development.

(h) **Modifications of ordinances and codes.** The requirements of Chapter 25, including, but not limited to, off street parking, landscaping, lot coverage, building heights, setbacks, buffers and walls, of the zoning district most closely resembling the proposed use shall apply to the planned development. The City Council may waive or modify said requirements on finding that such modifications are not required in the interest of the planned development and that the modification is not inconsistent with the interest of the City and with the uniqueness of the planned development.

**Section 25.530.12      PROF – PLANNED RESEARCH OFFICE FACILITIES – ZONING REGULATIONS.**

(a) **Purpose:** The purpose of the PROF Planned Research Office Facilities zoning district is to provide the maximum of land and design development opportunities for planned research office facilities in harmony with reasonable area, building coverage, height, setback and service requirements and to provide a means of mixing such appropriate land uses as may not otherwise be permitted for planned research office facilities in any of the other established zoning districts. The PROF zoning district will be applied only upon specific petition therefor by persons proposing a unique type of planned development for planned research office facilities in keeping with the purpose of the district stated herein.

Within the PROF zoning district, it is intended that uses shall be arranged so that vehicular traffic and other commercial or industrial influences shall not disturb the privacy, tranquility and integrity of adjoining residential areas. Uses within the district shall be designed and constructed for maximum pedestrian accessibility and research facilities and related uses shall be located together as appropriate. It is further intended that the PROF zoning district shall be located within a park-like setting that is aesthetically pleasing and is not obnoxious or offensive and that the district shall create a minimal impact on the surrounding area and the environment. Facilities within a PROF zoning district shall provide maximum protection to preclude odor, liquids, fumes, smoke, gas, dust, litter, noise, vibration and similar objectionable hazards. Beyond that, the PROF zoning district shall be designed and located in accordance with established planning and zoning practices; shall be readily accessible to major transportation facilities and other municipal services; and shall include only those uses that are both internally and externally compatible with the site.

- (b) **Zoning district area requirements:** A PROF zoning district shall consist of:

Not less than twenty (20) contiguous acres under single, unified ownership and control; or

Contiguous acres adjacent to and added to an existing PROF zoning district.

(c) **Permitted uses:** Land and buildings within a PROF zoning district shall be used only for the following principal uses:

- (1) Administrative, business, professional office building or complex, which may include accessory uses for office workers such as a restaurant, coffee shop, newspaper or candy stand.

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- (2) Bank, savings and loan association, credit institution or stock brokerage; provided, however, that said use shall be permitted only if it is accessory and incidental to the primary planned research office facilities and further provided that any such use shall be oriented internally to the major development of the planned research office facilities, with no direct access to major arterials external to the project.
- (3) Building or use owned or operated by the City of Temple Terrace, including schools, libraries, museums, art galleries, community buildings, parks, playgrounds, picnic areas, swimming pools or other recreational uses, or utility structures or stations owned or operated by the City of Temple Terrace, including transmission lines, poles, guywires and pipelines as are necessary for the installation and maintenance of utility services.
- (4) Child care facilities or physical fitness centers designed for the primary use of office center employees; provided, however, that said use shall be permitted only as accessory and incidental to the primary planned research office facilities, and further provided that any such use shall be oriented internally to the major development of the planned research office facilities, with no direct access to major arterials external to the project.
- (5) Drugstore; provided, however, that said use shall be permitted only as accessory and incidental to the primary planned research office facilities and further provided that any such use shall be oriented internally to the major development of the planned research office facilities, with no direct access to major arterials external to the project.
- (6) Hotel/motel that may include accessory uses such as restaurant, coffee shop, meeting rooms and recreational facilities; provided, however, that any such hotel/motel shall be oriented internally to the major development of the planned research office facilities with no direct access to major arterials external to the project.
- (7) Light industrial manufacturing, assembling and servicing, including electronics, telecommunications, computer equipment, instruments and like and related uses and pharmaceutical and other health-related products.
- (8) Medical/dental research facilities and laboratories, medical/dental/surgical clinics, medical/dental/surgical offices, and medical educational uses are permitted. All such facilities shall be oriented internally to the major development of the planned research office facilities with no direct access to major arterials external to the project. (*Ord. No. 1020, 8-15-00; Ord. No. 1178, 6-20-06*)
- (9) Public utility structure or station, including transmission lines, poles, guywires, and pipelines as are necessary for the installation and maintenance of approved utility services.
- (10) Research and service center; provided, however, that research and service facilities shall be devoted almost exclusively to research and development activities which are not offensive or obnoxious and which are conducted wholly within enclosed buildings and provide no outdoor storage of materials, equipment or products. Research and service center facilities may contain offices, warehouses, and some light fabrication, provided that the principal and primary function is research and development.
- (11) Restaurant, cafeteria or other eating establishment engaged in the retail sale of prepared food and drink for consumption on the premises; provided, however, that said use shall be permitted only accessory and incidental to the primary planned research office facilities and further provided that any such use shall be oriented internally to the major development of the planned research office facilities, with no direct access to major arterials external to the project.

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- (12) Retail, commercial shop(s), such as travel agencies, card and gift shops, insurance agencies, office supply stores, clothing stores, dry cleaners, copy centers, book stores and postal facilities, either individually or harmoniously designed in a group of clustered structures providing for unitary design under single control; provided, however, that said use shall be permitted only as accessory and incidental to the primary planned research office facilities and further provided that any such use shall be oriented internally to the major development of the planned research office facilities, with no direct access to major arterials external to the project.

**Section 25.530.13**

**LI-R - LIGHT INDUSTRIAL-RESTRICTED – ZONING REGULATIONS.**

- (a) **Purpose:** The purposes of the LI-R Light Industrial-Restricted zoning district are:

- (1) To permit the new development or substantial redevelopment of certain light industrial, intensive commercial, and related uses in areas of mixed existing and evolving uses, but which is located in close proximity to residential development or potential residential development. The regulations are designed to stabilize and protect the essential characteristics of the district, to enable a proper handling of traffic generated, and to provide standards of development and external effects compatible with adjacent residential districts; and
- (2) To incorporate existing uses as legally conforming uses as they are annexed and become part of the City of Temple Terrace.

(b) **Characteristics of Uses:** The characteristics of uses in this category include large or extremely large lots, often with a single user or single employer, where manufacturing, processing, assembling of material, storing, or distribution of goods, wholesaling, offices, research/corporate parks, and subordinate uses such as hotels, motels, restaurants, retail and recreational facilities occur. Buildings are typically one floor, but may cover large expanses of land. High levels of employment, two or three shifts per day, and potential negative impacts from truck traffic, rail, employee shift changes, and minimal impact to the surrounding environment, in terms of noise, vibration, dust and/or odor. These uses may also have substantial and significant outdoor storage and/or outdoor activity.

Land and buildings within an LI-R Light Industrial-Restricted zoning district will typically be used for the following purposes:

- (1) Light Industries, with related office and showrooms, which include manufacturing, processing, assembly, packaging, storage and distribution activities.
- (2) Printing, engraving, and related reproductive processes.
- (3) Professional/administrative offices, including contractors' offices.
- (4) Public utility sub-stations, pumping stations, lift stations, exchanges, central control facilities, and operations centers.
- (5) Radio or TV station, including studios, offices and broadcasting towers.
- (6) Research laboratories.
- (7) Schools for industrial or business training.