

Item Cover Page

City Council Item Report

Date: August 17, 2026

From: Alyssa Livingstone, Senior Planner

Item Type: Ordinance

Subject: Public Hearing and Second Reading of Ordinance 1600 Amending Land Development Code Sections 12-40, Definitions, and 12-922, Commercial Vehicle Restrictions in Residential Districts

Presenter: Greg Pauley, Community Development Director

Recommendation:

Staff recommends approval of Ordinance 1600 on the Second Reading

Discussion:

The Temple Terrace Community Development Department proposes a publicly initiated amendment to Section 12-40, Definitions, and Section 12-922, Commercial Vehicle Restrictions in Residential Districts, of the Land Development Code. These changes will revise the definition of a 'Commercial Vehicle' and incorporate vehicle weight classifications to clarify regulations and ensure that commercial vehicle parking remains compatible with the character of residential neighborhoods.

Key points of the amendment:

- Amends the definition of a “commercial vehicle” based on the vehicle’s design, use, or intended use and the vehicle’s purpose in relation to the transportation of goods, equipment, or passengers.
- Adopts a standardized Vehicle Gross Weight Rating (GVWR) Classification Table (Source: Federal Highway Administration) for the regulation of standards set within the Code.
- Provides clarity of applicable zoning districts for which this section shall apply.
- Establishes updated general prohibitions based on vehicle weight class, use, and/or modification.
- Restates allowable exceptions based on delivery and service vehicles (temporary basis), and vehicles parked within a completely enclosed structure.
- Provides for an allowable exception for certain unmodified heavy/super duty pickup trucks and vans, limited to 2 per lot, not to exceed Class 3 GVWR.

- Excludes exterior business markings on vehicles as a restricted modification.

Resolution/Ordinance Information:

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-922 COMMERCIAL VEHICLE RESTRICTIONS IN RESIDENTIAL DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

Appropriation Code:

Requirements:

Ordinance

Cost:

Attachments:

1. Ordinance 1600
2. LDC-25-03 Planning Commission Review
3. LDC-25-03 Business Impact Estimate

ORDINANCE 1600

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-922 COMMERCIAL VEHICLE RESTRICTIONS IN RESIDENTIAL DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Whereas, In January 2016, the City of Temple Terrace ("City") adopted its 2040 Comprehensive Plan which requires that changes to the Land Development Code be consistent with state laws and current planning methods for growth and economic development; and

Whereas, the City's Council finds and determines that it is appropriate to update and revise its Code of Ordinances, specifically Land Development Code Section 12-40 regarding the definition of a commercial vehicle and Section 12-922 regarding commercial vehicle restrictions in residential districts; and

Whereas, On April 13, 2026, the Hillsborough County City-County Planning Commission reviewed the proposed amendments to the Land Development Code for consistency with the City's 2040 Comprehensive Plan and found that the proposed amendments are consistent with the City's 2040 Comprehensive Plan; and

Whereas, the City finds that this ordinance is in the best interest of public health, safety, and welfare, and that it is necessary to amend certain sections in Chapter 12 to be consistent with the intent of the Land Development Code; and

Whereas, the City Council held a public hearing and first reading of this ordinance on August 4, 2026, and held a second public hearing and second reading of the ordinance on August 17, 2026, to consider public comment on the proposed amendments to the ordinance; and

Whereas, after due consideration, the Mayor and City Council have determined that the proposed amendments as set forth herein and are attached hereto, Exhibit "A" are in compliance with all constitutional and other legal requirements, are consistent with the applicable policies of the City's adopted 2040 Comprehensive Plan, and are in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPLE TERRACE, FLORIDA THAT:

Section 1. The modifications to the City Code of Ordinances amending Chapter 12, Land Development Code, Sections 12-40 titled "Definitions" and 12-922 titled "Commercial Vehicle Restrictions in Residential Districts," as attached hereto as Exhibit A, are approved and adopted.

Section 2. If any part of this ordinance is declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts hereof shall continue to be in full force and effect.

Section 3. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect, but all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That the provisions of this ordinance may be renumbered or re-lettered to accomplish such intention. The City Clerk is given authority to correct scriveners' errors, such as incorrect Code cross references, grammatical, typographical, misspellings, and similar errors when codifying this ordinance.

Section 5. That this ordinance shall become effective upon adoption.

Passed and adopted by the City Council of the City of Temple Terrace, this 17th day of August 2026.

(Corporate Seal)



X

Andrew Ross, Mayor
Chair of the City Council

Attest:

X

Lynda Sader
City Clerk

Approved As To Form & Content:

X

Ernest Mueller
City Attorney

EXHIBIT A

Redline Version:

Additions indicated with red underlined text.

Deletions indicated with ~~black strike-throughs~~.

Sec. 12-40. - Definitions

~~Commercial vehicle: Any self-propelled or towed vehicle used in commerce to transport passengers (other than the driver) or cargo.~~

Commercial vehicle: Any motorized vehicle or trailer that is designed, used, or intended for the transportation of goods, equipment, or passengers for commercial purposes, financial gain, or as part of a service for hire, a business, an enterprise, or not-for-profit operation.

~~Sec. 12-922. Commercial vehicle restrictions in residential districts.~~

- ~~(a) Except as provided in subsection (b) of this section, all commercial vehicles, including self-propelled vehicles with or without trailers, having a weight class of one ton or more individually, or combined, and all commercial trailers, are prohibited from parking in any residential zoning district (street or lot).~~
- ~~(b) The parking of a commercial vehicle in a residential zoning district (street or lot), is permitted, provided that:~~
 - ~~(1) The commercial vehicle is standing on a temporary basis for the purpose of loading or unloading;~~
 - ~~(2) The commercial vehicle is providing other services common to residential areas;~~
 - ~~(3) The commercial vehicle, or combination of vehicle and trailer, does not exceed a weight class of one ton; or~~
 - ~~(4) The commercial vehicle is parked within a fully enclosed structure and such parking is approved by the city council, after notification is given to adjacent residents and a public hearing is held. (Ord. No. 855, 12-7-1993)~~

~~(Code 2001, § 25.760.10; Ord. No. 855, 12-7-1993)~~

Sec. 12-922. Commercial vehicle restrictions in residential districts.

(a) Motorized commercial vehicle weight classification. This section adopts the following weight classifications based on Gross Vehicle Weight Rating (GVWR) measured in pounds (lbs.).

<u>Class</u>	<u>Minimum GVWR (lbs.)</u>	<u>Maximum GVWR (lbs.)</u>	<u>Examples</u>
<u>1</u>	<u>0</u>	<u>6,000</u>	<u>Most cars, SUVs, small to medium pickup trucks, vans, and similar vehicles.</u>
<u>2</u>	<u>6,001</u>	<u>10,000</u>	<u>Most full-size pickup trucks, vans, and similar vehicles.</u>
<u>3</u>	<u>10,001</u>	<u>14,000</u>	<u>Most heavy-duty/super-duty pickup trucks, vans, and similar vehicles.</u>
<u>4 & above</u>	<u>14,001</u>	<u>& greater</u>	<u>Vehicles with a GVWR greater than 14,000 lbs.</u>
<u>Source: Federal Highway Administration</u>			

(b) Residential zoning district. For the purposes of this section, "residential zoning district" shall include single-family residential zoning districts, multi-family residential zoning districts, and planned development zoning districts which include only residential dwellings.

(c) General prohibition. Aside from approved exceptions included in this section, the following vehicles are prohibited from parking in any residential zoning district (street or lot):

- (1) Motorized commercial vehicles with a class 3 weight rating or greater, and trailers defined as commercial vehicles pursuant to Section 12-40;
- (2) Commercial vehicles, regardless of weight classification, modified with equipment racks, service beds, or other service equipment mounted to the exterior or open bed area of the vehicle;
- (3) Box trucks, step-vans, walk-ins, panel trucks, food trucks, and similar vehicles;
- (4) Tow trucks, boom trucks, crane trucks, bucket trucks, and similar modified vehicles; and
- (5) Motorized heavy equipment that is designed for earth-moving, land-clearing, construction, or farming.

(d) Exceptions. Parking a commercial vehicle in a residential zoning district (street or lot) is permitted pursuant to the following exceptions:

- (1) Commercial vehicle is standing or parked on a temporary basis and is actively loading or unloading, or is in the process of actively providing services for hire in the immediate area.
- (2) Commercial vehicle is a class 3 pickup truck or cargo van parked on a lot within a residential zoning district and is not modified with equipment racks, service beds, or other service equipment mounted to the exterior or open bed area of the vehicle. Only two such class 3 vehicles per lot are permitted.
- (3) Commercial vehicle is fully enclosed in a garage or similar structure and such parking is approved by City Council after notification is given to adjacent residents and a public hearing is held.

(e) Markings on vehicles. For the purpose of this section, exterior business markings on vehicles, which include the business name, address, contact information, tagline, slogan, logo, or other business related text and graphics, are not considered modifications prohibited by this section.

(Code 2001, § 25.760.10; Ord. No. 855, 12-7-1993)



Hillsborough County City-County Planning Commission

April 13, 2026

City of Temple Terrace: Land Development Code (LDC) Text Amendment - Sec 12-40 and 12-922 Commercial Vehicles

Presenter:

Krista Kelly, Kellyk@plancom.org, 813-803-9328

Alyssa Livingstone, Temple Terrace Senior Planner

Summary:

The proposed publicly initiated text amendment to the City of Temple Terrace's Code of Ordinances updates Commercial Vehicles LDC Section 12-40 and 12-922. The proposed amendment seeks to revise the definition of a Commercial Vehicle in Section 12-40 Definitions, and Section 12-922 related to commercial vehicle restrictions in residential districts, including the addition of a Vehicle Weight Classification Table. The purpose of this change is to strengthen and clarify the regulations related to Commercial Vehicles.

Planning Commission staff reviewed the proposed Land Development Code Amendment and found it consistent with Land Use Objective 8.5 and Policy 8.5.3, which require that development approvals must meet or exceed the Land Development Code standards and requirements. Additionally, Land Use Policy 2.1.1 supports the LDC amendment by prioritizing the protection of stable residential neighborhoods from incompatible land uses and blighting influences.

The Planning Commission is required to review Land Development Regulations for consistency with the adopted Temple Terrace Comprehensive Plan in accordance with Chapter 163.3194(2) Florida Statutes, and Chapter 97-351 Laws of Florida, and provide findings to the Temple Terrace City Council.

Recommended Action:

Staff recommends that the Planning Commission approve the attached resolution, finding the proposed Land Development Code Text Amendment changes and language implementing the Commercial Vehicles LDC Sec. 12-40 and 12-922 **CONSISTENT** with the *Temple Terrace Comprehensive Plan*, and forward this recommendation to the Temple Terrace City Council.

Attachments:

Resolution, Temple Terrace Cover Memo with Text Amendment attached.



Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 - 272 - 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602



**Hillsborough County
City-County
Planning Commission**

Resolution: City of Temple Terrace Land Development Code Text Amendment – Commercial Vehicles LDC Section 12-40 and 12-922

April 13, 2026

WHEREAS, the Hillsborough County City-County Planning Commission developed a Comprehensive Plan for the City of Temple Terrace, pursuant to the provisions of Chapter 163, Florida Statutes, which was originally adopted by the Temple Terrace City Council on January 19, 2016, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission received a publicly initiated LDC text amendment; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed the proposed LDC Amendment to Section 12-40 and 12-922 regarding Commercial Vehicles; and

WHEREAS, the Hillsborough County City-County Planning Commission reviewed the City of Temple Terrace Land Development Code Text Amendment related to Commercial Vehicles, considered all relevant information, including the adopted goals, objectives, and policies of the Temple Terrace Comprehensive Plan, as follows:

Land Development Code

LU Objective 8.5: All development approvals shall be consistent with the development regulations and timeframe outlined in Chapter 163, Florida Statutes.

LU Policy 8.5.3: Developments will meet or exceed the requirements of all Land Development Code as established and adopted by the City of Temple Terrace, the State of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Residential Development

LU Policy 2.1.1: Protect stable residential neighborhoods from incompatible land uses; blighting influences; and the impacts of infill, redevelopment, and new development.

WHEREAS, Planning Commission staff determined that the City of Temple Terrace Land Development Code Text Amendment related to Commercial Vehicles is consistent with the goals, objectives, and policies of the *Temple Terrace Comprehensive Plan*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the City of Temple Terrace Land Development Code Text Amendment related to Commercial Vehicles **CONSISTENT** with the *Temple Terrace Comprehensive Plan* and forwards it to the Temple Terrace City Council for approval.

The above resolution for the City of Temple Terrace Land Development Code Text Amendment related to Commercial Vehicles was adopted by the Planning Commission on April 13, 2026.

By motion of Commissioner Linkous, Ph.D., AICP
Seconded by Commissioner Jemison

Commissioner Bowden	Aye
Commissioner Cardenas	Aye
Commissioner Cona	Absent
Commissioner Jemison	Aye
Commissioner Joseph, Ph.D., Chair	Aye
Commissioner Kugler	Absent
Commissioner Linkous, Ph.D., AICP	Aye
Commissioner Louk, Vice Chair	Absent
Commissioner Sieben, Member-at-Large	Absent
Commissioner Sienk	Aye

DocuSigned by:

63DCAB39B571461
Commissioner Joseph, Ph.D., Chair

DocuSigned by:

944A2D6F0DB0485...
Melissa Zornitta, FAICP
Executive Director

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Editor's notes:

Additions indicated with red underlined text.

Deletions indicated with ~~black strike-throughs~~.

Sec. 12-40. - Definitions

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(d) Exceptions. Parking a commercial vehicle in a residential zoning district (street or lot) is permitted pursuant to the following exceptions:

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(e) Markings on vehicles. For the purpose of this section, exterior business markings on vehicles, which include the business name, address, contact information, tagline, slogan, logo, or other business related text and graphics, are not considered modifications prohibited by this section.

(Code 2001, § 25.760.10; Ord. No. 855, 12-7-1993)

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Title of Ordinance: AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-922 COMMERCIAL VEHICLE RESTRICTIONS IN RESIDENTIAL DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE. AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE TEMPLE TERRACE LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING SECTIONS 12-40 DEFINITIONS, 12-861 FENCES, WALLS, AND HEDGES, AND 12-128 NONCONFORMING FENCES AND WALLS ON RESIDENTIAL PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Temple Terrace is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City of Temple Terrace is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted herein may apply, the City of Temple Terrace hereby publishes the following information.

1. Summary of the proposed ordinance (must include a statement of public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will amend section 12-40, Definitions, and Section 12-922, Commercial vehicle restrictions in residential districts, of the City's Land Development Code. The proposed amendments will update the City's definition of commercial vehicles and provide clear and specific standards for parking a commercial vehicle in a residential zoning district.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Temple Terrace, if any:

This ordinance does not propose a direct economic impact on private for-profit businesses in the City of Temple Terrace

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This update is not anticipated to pose any impacts to local businesses.

4. Additional information the governing body deems useful (if any):

No additional information.

/// END ///