

January, 2008

Commercial Vehicles



Hillsborough County's Land Development Code prohibits the storage of commercial vehicles from residentially zoned districts. The intent of this prohibition is not to prevent commercial vehicles from delivering goods to homes in residential districts, but the storage of these vehicles on residential properties.

Q What type of vehicle is considered to be a "commercial vehicle"?

The Hillsborough County Land Development Code defines a commercial vehicle as, "Any vehicle, whether motorized or not, designed by the manufacturer to be used primarily for commercial purposes, or altered or converted for the purpose of being so used, but not including vehicles having a capacity of one ton or less or meeting the definition of domestic vehicle." This definition does not include domestic vehicles such as passenger cars (taxis, police cars etc...), vans, and pick up trucks as these vehicles were not designed by the manufacturer to be used "primarily" for commercial purposes. Larger cargo vans and pick up trucks may fall into the classification of a commercial vehicle if the vehicle was modified or is used mostly for commercial purposes. The common misconception is that markings on the vehicle characterize it as commercial; however, these markings have very little relevance in determining whether or not the definition is met.



Q Does this prohibition apply to all residential properties?

The Land Development Code prohibits the storage of commercial vehicles from all residentially zoned properties. It does, however, allow for the storage of one commercial vehicle on agriculturally



zoned properties which are at least one acre in size, as long as the vehicle is either owned or operated by the resident of the deeded lot. In cases where the agricultural land is engaged in an agricultural activity which requires the use of commercial vehicles, this restriction does not apply.

Q Does this also apply to utility trailers?

Utility trailers are considered to be commercial vehicles when their carrying capacity is one ton or greater. This is typically indicated by the presence of more than a single axle, and the vehicle is being used primarily for commercial purposes. Large utility trailers which are used for recreational or private purposes are not currently regulated in the manner of commercial vehicles.



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 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.



CODE ENFORCEMENT TIP OF THE MONTH

A monthly e-newsletter by the
Hillsborough County Code Enforcement.

**Suggest topics and send comments to
greenkj@hillsboroughcounty.org
or call 813-274-6675.**



Suspected violations can be reported in several ways:

- 10119 Windhorst Rd. • 410 SE 30th St.
Tampa, FL 33619 Ruskin, FL 33570
- 813-274-6600 • Online www.hillsboroughcounty.org/
- (813) 272-5900 7 days a week from 7:30 a.m.- 11:00 p.m.