
CITY OF OCALA PLANNING & ZONING COMMISSION REPORT

Meeting Date: 6/20/2024

Subject: Code amendment regarding outdoor storage in the M-1, Light Industrial, zoning district

Submitted By: Emily W. Johnson, AICP

City Council Date: July 2, 2024 (Introduction) and July 16, 2024 (Second & final reading)

STAFF RECOMMENDATION (Motion Ready): Approve an ordinance to amend the intent and purpose of the M-1, Light Industrial, zoning district; and increase the outdoor storage allowance in the M-1, Light Industrial, zoning district.

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub & Quality of Place

BACKGROUND: Staff has prepared an amendment to the Code of Ordinances regarding outdoor storage within the M-1, Light Industrial, zoning district. Currently, the district allows for outdoor storage as an accessory use by-right, with a size restriction of thirty percent (30%) of the gross floor area of the main building or structure, up to a maximum of 10,000 square feet. Additional outdoor storage may be requested through a public hearing process outlined under Section 122-767, to a maximum of twenty percent (20%) of the total site area.

Staff has identified a recent trend in requests to rezone property from the M-1, Light Industrial, to the M-2, Medium Industrial, zoning district. One of the primary differences between the M-1 and M-2 zoning districts is the allowance of unlimited outdoor storage within the M-2 zoning district. Upon further research, staff has found that the majority of such rezoning requests have been made for the purpose of accommodating outdoor storage. Additionally, the number of public hearing requests for additional outdoor storage within the M-1 zoning district (without a rezoning) have remained relatively steady; however, none of the requests have included an increased height allowance. To address the market need for additional outdoor storage, while preserving the integrity and screening requirements of the M-1 zoning district, staff proposes the changes to the following Sections:

- **Section 122-761:** Removing the requirement for a public hearing for additional outdoor storage.
- **Subsection 122-763(3):** Increasing the by-right accessory outdoor storage allowance to a maximum of twenty percent (20%) of the total site area, or 10,000 square feet, whichever is greater; and specifying setback and design standards for outdoor storage areas.
- **Section 122-767:** Repealing the requirement for a public hearing for additional outdoor storage and placing the section number in reserve status.
- **Section 122-1220:** Removing obsolete references to repealed Section 122-767.

FINDINGS AND CONCLUSIONS:

The proposed ordinance was drafted by staff and is intended to address the market need for additional outdoor storage, while preserving the integrity and screening requirements of the M-1 zoning district. The proposed amendment is consistent with the City's code of ordinances, and

with the Comprehensive Plan. The proposed amendment does not create any non-conformities among existing development within the district.

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve
- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Proposed ordinance (clean)
- Proposed ordinance (redline)
- 10-Year List of Rezoning (M-1 to M-2)
- 10-Year List of Public Hearing Requests for Additional Outdoor Storage