

ORDINANCE 2022-32

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-2A PROVIDING FOR DISTRICT USE CATEGORIES BY ADDING "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE USE CATEGORY; AMENDING SECTION 122-3 PROVIDING FOR DISTRICT USE DEFINITIONS BY ADDING A DEFINITION FOR "SATELLITE HOSPITAL EMERGENCY ROOM"; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY PROVIDING FOR "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE CATEGORY AS A PERMITTED USE IN THE INSTITUTIONAL (INST), GENERAL BUSINESS (B-4), WHOLESALE BUSINESS (B-5), AND SHOPPING CENTER (SC) ZONING DISTRICTS; AMENDING SUBSECTION 122-502(6) PROVIDING FOR PERMITTED PRINCIPAL USES BY PROVIDING FOR A "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE USE CATEGORY IN THE INSTITUTIONAL (INST) ZONING DISTRICT; AMENDING SUBSECTION 122-723(6)a PROVIDING FOR PERMITTED USES BY PROVIDING FOR A "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE USE CATEGORY IN THE B-4 ZONING DISTRICT; AMENDING SUBSECTION 122-743(6)a PROVIDING FOR PERMITTED USES BY PROVIDING FOR A "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE USE CATEGORY IN THE B-5 ZONING DISTRICT; AMENDING SUBSECTION 122-918(a)(6)a PROVIDING FOR PERMITTED USES BY PROVIDING FOR A "SATELLITE HOSPITAL EMERGENCY ROOM" IN THE HEALTH CARE USE CATEGORY IN THE SC ZONING DISTRICT; BY PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session as follows:

Section 1. That Section 122-2a of the Code of Ordinances, City of Ocala, Florida is hereby amended by revising the following district use category, which shall be codified such that all definitions in such section are in alphabetical order:

Health care use includes the uses: assisted living facility; community work release facility; dental laboratory; hospital; satellite hospital emergency room; medical and dental office; medical laboratory; neighborhood wellness center; transitional/recovery facility; and veterinarian office.

Section 2 That Section 122-3 of the Code of Ordinances, City of Ocala, Florida is hereby amended by adding the following definition, which shall be codified such that all definitions in such section are in alphabetical order:

Sec. 122-3. District uses definitions.

Satellite Hospital Emergency Room a facility where medical or surgical care is given to non-ambulatory and ambulatory patients without limitation as to hours of service but not expressly intended for overnight accommodations. These facilities include related activities such as laboratories, outpatient services, training facilities and emergency care services.

Section 3. That Section 122-287 (Table of Permitted Uses) of the Code of Ordinances, City of Ocala, Florida, is hereby amended by adding a row in the health care use category to read as follows (all other columns of such row shall remain unchanged):

Sec. 122-287. – Table of permitted uses.

Use Category	Use Type	INST	B-4	B-5	SC
Health Care	Satellite Hospital Emergency Room	X	X	X	X

Section 4. That Subsection 122-502(6) of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-502. – Permitted Principal Uses.

The following uses are permitted without exception in the institutional (INST) district:

(6) *Health care uses:*

- a. Hospital
- b. Satellite hospital emergency room.

Section 5. That subsection 122-723(6)a of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-723. Permitted Uses.

The following uses are permitted without exception in the general business (B-4) district:

(6) *Health care uses:*

- a. *Health care use:*
 - 1. Assisted living facility, subject to the requirements of [section 122-1198](#).
 - 2. Medical and dental laboratory.
 - 3. Medical and dental office on major and minor arterials.
 - 4. Medical and dental office on local and collector streets.
 - 5. Transitional recovery facility, subject to the requirements of [section 122-1198](#).
 - 6. Transitional treatment facility, subject to the requirements of [section 122-1207](#).
 - 7. Veterinarian office
 - 8. Satellite hospital emergency room.

Section 6. That subsection 122-743(6)a of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-743. Permitted Uses.

The following uses are permitted without exception in the wholesale business (B-5) district:

(6) *Health care uses:*

- a. *Health care use:*
 - 1. Medical and dental laboratory.
 - 2. Medical and dental office on major and minor arterials

3. Medical and dental office on local and collector streets
4. Veterinarian office
5. Satellite hospital emergency room.

Section 7. That subsection 122-918(a)(6)a of the Code of Ordinances, City of Ocala, Florida, is hereby added to read as follows:

Sec. 122-918. Permitted uses and special exceptions for shopping centers.

(a) Permitted Uses. The following uses are allowed, allowed with conditions, or not allowed:

(6) *Health care uses:*

a. Health care uses:

1. Medical and dental laboratory.
2. Medical and dental office.
3. Veterinarian office
4. Satellite hospital emergency room.

Section 8. Severability Clause: Should any provision or section of this ordinance be held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 9. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 10. This ordinance shall take effect upon approval by the Mayor, or becoming law without such approval.

ATTEST:

CITY OF OCALA

ANGEL B. JACOBS
City Clerk

By: _____
Ire Bethea, Sr.
President, Ocala City Council

Approved / Denied by me as Mayor of the City of Ocala, Florida, on _____, 20__.

By: _____
Kent Guinn
Mayor

Approved as to form and legality:

Robert W. Batsel, Jr.
City Attorney

ORDINANCE NO. 2022-32

INTRODUCED — APRIL 5, 2022

ADOPTED

LEGAL AD NO. 4/8/2022 - 29655134

DRAFT