

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING CHURCHES IN M-1 ZONING DISTRICT; AMENDING SECTION 122-761 PROVIDING FOR INTENT AND PURPOSE OF M-1 ZONING DISTRICT BY PROVIDING FOR ADDITIONAL USES; AMENDING SECTION 122-762 PROVIDING PERMITTED PRINCIPAL USES IN M-1 ZONING DISTRICT BY ADDING, AS A PERMITTED USE, CHURCHES/PLACES OF WORSHIP ON MAJOR AND MINOR ARTERIAL ROADWAYS; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY PROVIDING FOR CHURCHES/PLACES OF WORSHIP TO BE PERMITTED USES IN THE M-1 ZONING DISTRICT SUBJECT TO SUPPLEMENTAL REGULATIONS; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY INCLUDING A REFERENCE TO THE SUPPLEMENTAL REGULATIONS FOR CHURCHES/PLACES OF WORSHIP UNDER THE LEGEND; AMENDING SECTION 122-1195 PROVIDING SUPPLEMENTAL REGULATIONS FOR CHURCHES/PLACES OF WORSHIP TO SPECIFY ALLOWANCES FOR CHURCHES/PLACES OF WORSHIP ALONG MAJOR AND MINOR ARTERIAL ROADWAYS WITHIN THE M-1 ZONING DISTRICT; 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 as follows:

Section 1. Section 122-761 of the City Code is amended to read as follows:

Sec. 122-761. Intent and purpose.

The light industrial (M-1) district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, light manufacturing of finished or semi-finished products and other compatible uses. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763. Additional outdoor storage, subject to design criteria (see section 122-767) can be requested as part of the public hearing process before the planning and zoning commission and city council. Service establishments serving the industrial uses or the district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Section 2. Section 122-762 of the City Code is amended to read as follows:

Sec. 122-762. Permitted principal uses.

The following uses are permitted without exception in the light industrial (M-1) district:

- (1) *Residential uses*: None permitted.
- (2) *Retail uses*:
 - a. *General retail*:
 1. Furniture store, with a minimum of 10,000 square feet of warehouse space.
 2. Home garden/hobby farm equipment sales (reference section 122-1220).
 3. Used merchandise store (reference section 122-283).

- b. *Vehicular sales*: None permitted.
- (3) *Service uses*:
 - a. *Agricultural use*:
 - 1. Indoor greenhouse (reference section 122-1228).
 - 2. Indoor hemp facility (reference section 122-1229).
 - b. *Business service*:
 - 1. Advertising services (on-site/off-site signs).
 - 2. Construction service establishment.
 - 3. Equipment rental and leasing.
 - 4. General business service.
 - 5. Maintenance and cleaning service.
 - 6. Parking garage (or structure).
 - 7. Parking lot.
 - 8. Pest control service.
 - 9. Radio/TV broadcasting facilities.
 - 10. Security systems service.
 - c. *Eating or drinking establishment*:
 - 1. Alcoholic beverage establishment (off-premises consumption).
 - 2. Restaurant (enclosed) (reference section 122-763(6)).
 - d. *Hospitality and tourism*: None permitted.
 - e. *Office use*:
 - 1. Commercial photography (art and graphic design service).
 - 2. Computer maintenance and repair.
 - 3. Photofinishing laboratory.
 - 4. Prepackaged software services.
 - 5. Print shop.
 - 6. Professional and business office.
 - f. *Personal service*:
 - 1. Bail bonds agency.
 - 2. Kennel.
 - 3. Laundry and dry-cleaning service.
 - 4. Major household repair establishment.
 - 5. Mini-warehouse (reference section 122-1214).
 - 6. Minor household repair establishment.
 - 7. Recycling collection point.

- g. *Vehicular service:*
 - 1. Auto repair, minor.
 - 2. Repair garage.
 - 3. Self-service/convenience store (reference section 122-1196).
- (4) *Education/recreation/social uses:*
 - a. *Adult use establishment:* None permitted.
 - b. *Community service:*
 - 1. Church/Place of Worship on major and minor arterials (reference section 122-1195).
 - c. *Educational use:*
 - 1. Community education center.
 - 2. Vocational/professional school.
 - d. *Recreational use:* None permitted.
- (5) *Public uses:* None permitted.
- (6) *Health care uses:*
 - a. *Health care use:*
 - 1. Medical and dental laboratory.
 - 2. Veterinarian office.
- (7) *Industrial uses:*
 - a. *High-impact industrial use:* None permitted.
 - b. *Low-impact industrial use:*
 - 1. Assembly of electronics components.
 - 2. Carpet and upholstery cleaning.
 - 3. Manufacturing, light.
 - 4. Microbrewery/microdistillery.
 - 5. Newspaper printing facilities.
 - 6. Packing and crating.
 - 7. Recycling center.
 - 8. Research and testing laboratory.
 - 9. Truck/freight terminal.
 - 10. Warehouse.
 - 11. Wholesale and distribution.

Section 3. The row for “church/place of worship” in the Table of Permitted Uses in Section 122-287 of the City Code is amended by adding an “X56” under column M-1, such that such row shall read as set forth on the attached **Exhibit A**.

Section 4. The Legend of the Table of Permitted Uses in Section 122-287 of the City Code is amended by adding “X56” referencing Section 122-1195 pertaining to the supplemental regulations for Church/place of worship, such that such row shall read as set forth on the attached **Exhibit B**. Reserved or blank reference numbers are to be deleted from the table. Any section number associated with a use refers to a location in this chapter that contains the conditions associated with the permitted use or special exception.

Section 5. Section 122-1195 of the City Code is amended to read as follows:

Sec. 122-1195. Church/place of worship.

- (a) A church/place of worship shall be permitted as a special exception in the A-1, R-2, R-3, M-H, and B-3C zoning districts.
- (b) A church/place of worship shall be permitted subject to a special exception in the following:
 - 1. R-1 zoning district with a minimum of five acres.
 - 2. R-1A and R-1AA with a minimum of three acres, except for the parcels rezoned by Ordinance No. 5674, which shall have a minimum lot requirement of 10,000 square feet.
- (c) A church/place of worship that operates a school for children in grades 1 through 12 shall require a zoning change to the institutional (INST) district. A school does not include day care facilities (nursery school, pre-kindergarten and kindergarten) or separate facilities used for church-related activities.
- (d) A church/place of worship shall be permitted in the M-1 zoning district only on major and minor arterial roadways.
 - 1. A daycare use associated with a church/place of worship in the M-1 zoning district shall require a special exception as set forth in Division 5 of this Article.
 - 2. Private elementary and secondary schools associated with a church/place of worship in the M-1 zoning district shall require a special exception.

Section 6. Severability Clause: Should any provision or section of this ordinance be held by a court of competent jurisdiction to be held 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 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

Angel B. Jacobs
City Clerk

CITY OF OCALA

By: _____
Kristen Dreyer
President, Ocala City Council

Approved / Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

William Sexton
City Attorney

EXHIBIT A

Symbols within cells have the following meaning: Blank cell = Prohibited X = Permitted SE = Special Exception X# = Permitted use with conditions SE# = Special exception with conditions																								
Use Category	Use Type	A-1	R-1	R-2	R-3	RZL	RBH	OH	MH	RO	O-1	OP	B-1	B-1A	B-2	B-2A	B-3C	B-4	B-5	SC	M-1	M-2	M-3	INST
EDUCATION/RECREATION/SOCIAL USES																								
Community Service	Church/place of worship	SE5	SE5	SE5	SE5				SE5				X	X	X	X	SE5	X		X	X56			X

EXHIBIT B

Legend

Reference		Citation
X		<i>Permitted use.</i>
X1A		Subject to requirements of subsection 122-216(t).
X1B		Maximum of eight dwelling units per acre.
X1C		Maximum of 12 dwelling units per acre. Subject to requirements of subsection 122-216(t).
X1D		Maximum of 50 dwelling units per acre.
X2		RBH-3 retail and service uses in subsection 122-423(a)(3).
X3A		Accessory uses in the office (O-1) district shall be limited to ten percent of the square footage of a permitted office building.
X3B		Accessory uses in the office park (OP) district shall be limited to 20 percent of the square footage of a principal use or the site.
X4		Furniture store with a minimum of 10,000 square feet of warehouse space.
X5A		Radio and TV broadcasting facility, transmitters only.
X5B		Radio and TV broadcasting facility, without transmitters.
X6	122-763 & 122-783	Accessory use in M-1 and M-2 zoning districts meeting specified criteria.
7		Veterinarian office, no overnight boarding.
X8		Professional and business office is not permitted in the RBH-1 district.
X9		Home occupation, RBH-1 only.
X10		No outdoor sales or storage.
X11A		Maximum of six unrelated residents per single-family residential dwelling.
X11B		Maximum of eight unrelated residents per single-family residential dwelling.
X11C		Maximum of 12 unrelated residents per single-family residential dwelling.
X11D		Maximum of 14 unrelated residents per single-family residential dwelling.
X12		Limited to six vehicles and in an enclosed building, excluding the common area.
X14		Single-family dwelling is permitted only as part of a church or school.
X15	122-1184	Produce shipping, packing and selling.
X16	122-1185	Alcoholic beverages.

X17	Art. IX, div. 3	Service stations.
X18	Art. IX, div. 4	Home occupations.
X19	Art. IX, div. 5	Day care facilities.
X20	122-1198	Assisted living facilities and transitional recovery facilities.
X21	122-1194	Single-family residences in general business (B-4) and wholesale business (B-5) districts.
X22	122-1196	Self-service gasoline stations.
X23	122-1197	New automobile parts and accessories.
X24	122-1200	Adult use establishments.
X25		A drive-through facility may be permitted as an accessory use.
X26	122-922	Criteria for drive-in or drive-through restaurants in a shopping center (SC).
X27	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
X28	122-1209	Criteria for playground equipment sales, outdoor.
X29	122-918(a)(3)	Criteria for a hotel/convention center in the SC zoning district.
X30	122-1211	Criteria for bed and breakfast.
X30A	122-1211	Bed and breakfast as a permitted use in the RBH zoning district with a medium or high density residential land use classification.
X31	122-1205	Outdoor sales criteria.
X32	122-526(2)	Architectural review.
X33	122-763(6)	Restaurant as a permitted accessory use only.
X34	122-783(3)	Restaurant as a permitted accessory use only.
X35	122-1212	Garden and nursery sales.
X36	122-1213	Conference center.
X37	122-1214	Mini-warehouse (self-service storage facility/neighborhood storage center).
X38	122-722	Limitations on uses in the B-4 zoning district.
X39	122-283	Sale of used merchandise.
X40	122-1227	Pharmacy requirements.
X26	122-922	Criteria for drive-in or drive-through restaurants in a shopping center (SC).
X27	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
X28	122-1209	Criteria for playground equipment sales, outdoor.
X29	122-918(a)(3)	Criteria for a hotel/convention center in the SC zoning district.

X30	122-1211	Criteria for bed and breakfast.
X30A	122-1211	Bed and breakfast as a permitted use in the RBH zoning district with a medium or high density residential land use classification.
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X33	122-763(6)	Restaurant as a permitted accessory use only.
X34	122-783(3)	Restaurant as a permitted accessory use only.
X35	122-1212	Garden and nursery sales.
X36	122-1213	Conference center.
X37	122-1214	Mini-warehouse (self-service storage facility/neighborhood storage center).
X38	122-722	Limitations on uses in the B-4 zoning district.
X39	122-283	Sale of used merchandise.
X40	122-1227	Pharmacy requirements.
X41	122-1228	Indoor greenhouse criteria.
X42	122-1229	Indoor hemp facility.
X43	122-1207	Transitional treatment facility.
X44	122-631	Single-family residential (attached).
X45	122-1218	Recreational vehicle park criteria.
X46	122-1215	Day labor service establishment criteria.
X48	122-357	Single-family (attached) dwelling unit criteria.
X50	122-1224	Construction and demolition landfill criteria.
X51	122-1219	Fraternity or sorority house.
X52	122-1220	Home garden/hobby farm equipment sales.
X53	122-373	Hairstyling shop (limited to three stations).
X54	122-910	Multi-family dwellings in a SC zoning district.
X55	122-1225	Materials recovery facility criteria.
X56	122-1195	Church/place of worship.
SE		<i>Special exception</i>
SE1A		Maximum of ten dwelling units per acre. Subject to requirements of subsection 122-216(t).

SE1B		Maximum of 12 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE1C		Maximum of 20 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE1D		Maximum of 30 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE2		Funeral home without a crematory.
SE3	122-1183	Model manufactured home centers.
SE5	122-1195	Church/place of worship.
SE7	122-1190	Assembly of electronic components.
SE8	122-1202	Commercial outdoor baseball batting facility.
SE9	122-1205	Outdoor sales criteria.
SE10	122-1204	Recycling plant criteria.
SE11	122-1201	Temporary commercial amusement.
SE13	122-1210	Criteria for a rooming/boarding house.
SE15	122-1196	Self-service gasoline stations.
SE16	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
SE17	122-1198	Assisted living facilities and transitional recovery facilities.
SE18	Art. IX, div. 5	Day care facilities.
SE19	Art. IX, div. 3	Service stations.
SE20	122-1206	Outdoor sales of swimming pools, spas and hot tubs in B-4 district.
SE21	122-526(2)	Architectural review.
SE22	122-1212	Garden and nursery sales.
SE23	122-1211	Bed and breakfast as a special exception in the residential business historic (RBH) zoning district with a low density residential land use classification.
SE24	122-1222	Neighborhood wellness center criteria in the R-3 district.
SE25	122-1189	Low impact manufacturing.
SE26	122-1226	Open pavilion engagement center criteria.
SE27	122-606	Subject to B-1A limitations on uses.
SE28	122-584 & 122-605	A drive-through window may be permitted as an accessory to a restaurant (enclosed).
SE31	122-1205	Outdoor sales criteria.
SE46	122-1215	Day labor service establishment criteria.

SE47	122-1216	Community work release facility.
SE51	122-1219	Fraternity or sorority house.
SE52	122-1220	Home garden/hobby farm equipment sales.