

## ORDINANCE 2022-31

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-287 PROVIDING FOR A TABLE OF PERMITTED USES BY ADDING “MULTI-FAMILY DWELLINGS” IN THE RESIDENTIAL USE CATEGORY AS A PERMITTED USE IN SC (SHOPPING CENTER) ZONING DISTRICT SUBJECT TO CRITERIA (REFERENCING SECTION 122-910); AMENDING SECTION 122-287 PROVIDING FOR A LEGEND FOLLOWING THE TABLE OF PERMITTED USE BY ADDING “X54” REFERENCING CRITERIA IN SECTION 122-910 FOR “MULTI-FAMILY DWELLINGS” IN THE SC ZONING DISTRICT; ADDING SECTION 122-910 CONCERNING CRITERIA FOR “MULTI-FAMILY DWELLINGS” IN THE SC ZONING DISTRICT; AMENDING SUBSECTION 122-918(A)(1) BY ADDING “MULTI-FAMILY DWELLINGS” IN THE RESIDENTIAL CATEGORY AS A PERMITTED USE IN SC ZONING DISTRICT SUBJECT TO CRITERIA IN SECTION 122-910; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1.** That section 122-287 (Table of Permitted Uses) of the Code of Ordinances, City of Ocala, Florida is hereby amended by adding Multi-Family dwellings in the residential category as a permitted use in the SC (Shopping Center) zoning district (all other uses shall remain unchanged) to read as follows:

### Section 122-287. - Table of Permitted Uses

Use Category	Use Type	SC	
Residential	Multi-Family dwellings	X54	

**Section 2.** That section 122-287, Legend, of the Code of Ordinances, City of Ocala, Florida is hereby amended to add a line X54, in alpha-numeric order to read as follows:

X54	Section 122-910	Multi-family dwellings in an SC zoning district
-----	-----------------	---

**Section 3.** That section 122-910 of the Code of Ordinances, City of Ocala, Florida is hereby added to read as follows:

### Sec. 122-910. Multi-family dwelling criteria in the SC zoning district

- (a) Multi-family dwellings must be consistent with all the requirements in Division 29 –Shopping Centers/Single Retail Establishments
- (b) Multi-family dwellings shall not be allowed as part of a single retail establishment
- (c) Outparcels or inline retail parcels that do not include multi-family dwellings shall not be calculated to determine density allowed by the land use classification.

**Section 4.** That subsection 122-918(a)(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended 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:
  - (1) *Residential uses:* Multi-family dwellings (referencing Section 122-910)

**Section 5.** 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 6.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 7.** 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. 2022-31

INTRODUCED — APRIL 5, 2022

ADOPTED

LEGAL AD NO. 4/8/2022 - 29655134

DRAFT