



Legislation Text

File #: ORD-2023-47, **Version:** 1

Submitted By: Patricia Hitchcock

Presentation By: Patricia Hitchcock

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Open a public hearing and introduce Ordinance 2023-47 by adding the definition/use of recreational and boat storage as a permitted use in the M-2 and M-3 zoning districts (Case #COD23-45160). This is the first of two public hearings. The second and final public hearing is scheduled for June 20, 2023, at 5:00 pm or, as soon thereafter as possible

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

The Star-Banner ad ran on Friday, May 26, 2023

BACKGROUND:

Staff has received numerous queries proposing development of outdoor storage of recreational vehicles and boats. Outdoor storage is not allowed in any zoning district as a principal use. The B-4, B-5, M-1, M-2, and M-3 districts allow outdoor storage only as an accessory use. B-4, B-5, and M-1 contain restrictions as to size, location, and buffering requirements for outdoor storage.

Outdoor storage of recreational vehicles and boats has been accommodated as an accessory use within neighborhood warehouse developments with the outdoor storage located at the interior of the site and screened by warehouse buildings. This tends to limit the number of spaces that can be provided. The attached ordinance creates Recreational Vehicle and Boat Outdoor Storage as a permitted use, eliminating the need for it to be accessory to another principal use. Staff proposes that Recreational Vehicle and Boat Outdoor Storage be allowed in the M-2 and M-3 zoning districts where it will not be limited in size or location. Other open space and landscape requirements that currently exist for M-2 and M-3 will apply.

The Planning & Zoning Commission recommended approval by a vote of 5-1 at the May 8, 2023, meeting.

FINDINGS AND CONCLUSIONS: There is demand for recreational vehicle and boat outdoor storage. Because the M-2 and M-3 zoning districts allow unrestricted outdoor storage, Recreational Vehicle and Boat Outdoor Storage can be accommodated without negative impact.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2023-47

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-2A PROVIDING FOR DISTRICT USE CATEGORIES BY ADDING "RECREATIONAL VEHICLE AND BOAT OUTDOOR STORAGE" IN THE LOW-IMPACT INDUSTRIAL USE CATEGORY; AMENDING SECTION 122-3 PROVIDING FOR DISTRICT USE DEFINITIONS BY ADDING A DEFINITION FOR "RECREATIONAL VEHICLE AND BOAT OUTDOOR STORAGE"; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY PROVIDING FOR "RECREATIONAL VEHICLE AND BOAT OUTDOOR STORAGE" IN THE LOW-IMPACT INDUSTRIAL USE CATEGORY AS A PERMITTED USE IN THE MEDIUM INDUSTRIAL (M-2) AND HEAVY INDUSTRIAL (M-3) ZONING DISTRICTS; AMENDING SUBSECTION 122-782(7)b. PROVIDING FOR PERMITTED PRINCIPAL USES BY PROVIDING FOR A "RECREATIONAL VEHICLE AND BOAT OUTDOOR STORAGE" IN THE LOW-IMPACT INDUSTRIAL USE CATEGORY IN THE M-2 ZONING DISTRICT; AMENDING SUBSECTION 122-802(7)b. PROVIDING FOR PERMITTED PRINCIPAL USES BY PROVIDING FOR A "RECREATIONAL VEHICLE AND BOAT OUTDOOR STORAGE" IN THE LOW-IMPACT INDUSTRIAL USE CATEGORY IN THE M-3 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:

Sec. 122-2A. District use categories

Low-impact industrial use includes the uses: assembly of electronic components; carpet and upholstery cleaning; CRA existing industrial uses (on-site expansion); low-impact manufacturing; manufacturing, light; microbrewery/microdistillery; newspaper printing facility; packing and crating; recycling center; research and testing laboratory; recreational vehicle and boat outdoor storage; truck/freight terminal; warehouse; and wholesale and distribution.

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.

Recreational vehicle and boat outdoor storage means an open, paved lot in which recreational vehicles, campers or boats on trailers are parked for extended periods of time. Leasing office and/or accessory structures providing covered parking are permitted as are accessory uses such as, dump station, air station, wash bay, and electrical hook-up for the purpose of battery maintenance only. Recreational vehicle park and recreational vehicle sales uses are not permitted.

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 low-impact industrial use category to read in alphabetical order as follows (all other columns of such row shall remain unchanged):

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

Use Category	Use Type	M-2	M-3
Low-Impact Industrial Use			
	Recreational vehicle and boat outdoor storage	X	X

Section 4. That Subsection 122-782(7)b. of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-782. - Permitted Principal Uses.

The following uses are permitted without exception in the Medium Industrial, M-2, district:

(7)*Industrial uses:*

- b. *Low-impact industrial use:*
 - 1. Assembly of electronics components.
 - 2. Carpet and upholstery cleaning.
 - 3. Manufacturing, light.
 - 4. Newspaper printing facilities.
 - 5. Packing and crating.

6. Recreational vehicle and boat outdoor storage.
7. Recycling center.

Section 5. That subsection 122-802(7)b. of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-802. Permitted Uses.

The following uses are permitted without exception in the Heavy Industrial (M-3) district:

(7)Industrial uses:

- b. *Low-impact industrial use:*
 1. Assembly of electronic components.
 2. Manufacturing, light.
 3. Recreational vehicle and boat outdoor storage.
 4. Recycling center.
 5. Research and testing laboratory.
 6. Warehouse.
 7. Wholesale and distribution.

Section 6. 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 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 becoming law without such approval

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs James P. Hilty Sr.
City Clerk

By:
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2023.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2023-47
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.