

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SUBSECTION 122-244(b) (DISTRICT CRITERIA) BY UPDATING THE CHART CONCERNING THE ZONING DISTRICTS ALLOWED IN EACH FUTURE LAND USE CLASSIFICATION; 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. That Subsection 122-244(b) of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 122-244. District criteria.

- (b) All zoning districts must be consistent with the adopted comprehensive plan, which includes land use classifications. The following chart illustrates zoning districts allowed under each land use classification in the adopted comprehensive plan. The land use classifications are listed on the horizontal axis and the permissible zoning districts are listed below:

ZONING DISTRICTS ALLOWED UNDER EACH LAND USE CLASSIFICATION

High Intensity/Central Core	Medium Intensity/Special District	Low Intensity	Neighborhood	Employment Center	Public
<u>R-1*</u>	<u>R-1**</u>	R-1	R-1		
<u>R-1A*</u>	<u>R-1A**</u>	R-1A	R-1A		
<u>R-1AA*</u>	<u>R-1AA**</u>	R-1AA	R-1AA		
<u>R-2*</u>	<u>R-2**</u>	R-2	R-2		
<u>R-3*</u>	<u>R-3**</u>	R-3	R-3		
<u>RZL*</u>	<u>RZL**</u>	RZL	RZL		
<u>RBH-1*</u>		RBH-1	RBH-1		
<u>RBH-2*</u>		RBH-2	RBH-2		
<u>RBH-3*</u>		RBH-3	RBH-3		
<u>OH*</u>		OH	OH		
<u>RO*</u>	<u>RO**</u>	RO	RO		
<u>O-1*</u>	<u>O-1**</u>	O-1		O-1*****	
<u>OP*</u>	<u>OP**</u>	OP		OP*****	
<u>B-1*</u>	<u>B-1**</u>	B-1	B-1	B-1*****	
<u>B-1A*</u>	<u>B-1A**</u>	B-1A	B-1A	B-1A*****	
<u>B-2*</u>	<u>B-2**</u>	B-2		B-2*****	
<u>B-2A*</u>	<u>B-2A**</u>	B-2A		B-2A*****	
<u>B-3C*</u>					
<u>B-4*</u>	<u>B-4**</u>	B-4		B-4*****	
		B-5*****		B-5*****	
<u>SC*</u>	<u>SC**</u>	SC		SC	
	<u>M-1**</u>	M-1		M-1	
	<u>M-2**</u>	M-2		M-2	
				M-3	
<u>G-U*</u>	<u>G-U**</u>	G-U	G-U	G-U	G-U
<u>INST*</u>	<u>INST**</u>	INST	INST	INST	

	A-1***	A-1***	A-1 ***	A-1***	
PD*	PD**	PD	PD	PD	
FBC*	FBC**	FBC	FBC	FBC	FBC

* All zoning districts shall be consistent with the High Intensity/Central Core Future Land Use Classification.

** Existing development or public uses in the Medium Intensity/Special District land use classification shall be regulated by their current zoning. New development on vacant land shall be regulated by a Form-Based Code (FBC) Zoning District, a Planned Development (PD) district, or a Chapter 163 Development Agreement unless restricted by size (less than two acres).

*** As of June 1, 2014, a rezoning application for A-1 must be associated with an annexation case where a portion of the annexed property is already zoned A-1 in the county.

**** B-5 zoning shall be consistent with the low-intensity future land use classification for parcels located within the North Magnolia CRA Subarea boundary.

***** Residential units are only allowed as part of a Planned Development (PD) zoning district.

Section 2. 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 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By: _____
 Angel B. Jacobs
 City Clerk

By: _____
 James P. Hilty, Sr.
 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

