

PART II - CODE OF ORDINANCES
Chapter 122 - ZONING
ARTICLE V. - DISTRICT REGULATIONS
DIVISION 18. B-2, B-2A COMMUNITY BUSINESS DISTRICTS

DIVISION 18. B-2, B-2A COMMUNITY BUSINESS DISTRICTS¹

Sec. 122-621. Intent and purpose.

The community business and limited community business (B-2 and B-2A) districts are intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-622. Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
3. Fraternity or sorority house (reference section 122-1219).
4. Residence—Gallery.
5. Residence—Office.
6. Rooming/boarding house.

b. *Residential type:*

¹Editor's note(s)—Ord. No. 5406, § 26, adopted July 12, 2005, repealed and reenacted Art. V, Div. 18, in its entirety to read as herein set out. Formerly, said division pertained to similar subject matter as enacted by Code 1961, § 22-11(9); as amended. See the Code Comparative Table for a detailed analysis of inclusion.

Cross reference(s)—Businesses, ch. 22.

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1. Single-family dwelling.
 2. Single-family dwellings (attached).
 3. Two-family dwelling.
- (2) *Retail uses:*
- a. *General retail:*
 1. Auto supply store.
 2. Bakery store.
 3. Department store.
 4. Drugstore.
 5. Electronics store.
 6. Furniture store.
 7. Garden and nursery sales (reference section 122-1212).
 8. Grocery store.
 9. Hardware store.
 10. Home decorating store.
 11. Pharmacy (reference section 122-1227).
 12. Roadside fruit and vegetable sales (reference section 122-1184).
 13. Specialty retail store.
 14. Swimming pool sales (enclosed).
 15. Used merchandise store (reference section 122-283).
 16. Videotape store.
 - b. *Vehicular sales:* None permitted.
- (3) *Services uses:*
- a. *Agricultural use:* None permitted.
 - b. *Business service:*
 1. Equipment rental and leasing.
 2. General business service.
 3. Parking garage.
 4. Parking lot.
 5. Radio/TV broadcasting facility.

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6. Security systems service.
- c. *Eating or drinking establishment:*
 1. Alcoholic beverage establishment (off-premises consumption).
 2. Alcoholic beverage establishment (on-premises consumption).
 3. Fast food restaurant.
 4. Restaurant (enclosed), (drive-through window permitted as an accessory use).
 - d. *Hospitality and tourism:*
 1. Antique gallery/art gallery/museum.
 2. Conference center.
 3. Hotel/convention center.
 4. Motel.
 - e. *Office use:*
 1. Commercial photography (art and graphic design service).
 2. Computer maintenance and repair.
 3. Financial institution.
 4. Photocopying and duplicating service.
 5. Photofinishing laboratory.
 6. Prepackaged software services.
 7. Print shop.
 8. Professional and business office.
 - f. *Personal service:*
 1. Check cashing establishment.
 2. Coin-operated laundry.
 3. Emergency shelter.
 4. Funeral home/crematory.
 5. Hairstyling shop.
 6. Laundry and dry-cleaning pickup.
 7. Laundry and dry-cleaning service.
 8. Major household repair establishment.

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9. Mini-warehouse (reference section 122-1214).
 10. Minor household repair establishment.
 11. Recreational vehicle park (reference section 122-1218).
 12. Recycling collection point.
 13. Tattoo or body piercing establishment.
- g. *Vehicular service:*
1. Auto repair, minor.
 2. Automobile cleaning, detailing service.
 3. Drive-through facility (non-restaurant), accessory use only.
 4. Full-service station (reference article IX, division 3).
 5. Self-service station/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.
 2. Day care facility (reference article IX, division 5 of this chapter).
 3. Library.
 4. Private club.
- c. *Educational use:*
1. College/university.
 2. Community education center.
 3. School, private elementary and secondary.
 4. Speech and language center/school.
 5. Vocational/professional school.
- d. *Recreational use:*
1. Bowling center.
 2. Commercial recreation, indoor.
 3. Dance/art/music studio.
 4. Motion picture theatres, except drive-in.
 5. Physical fitness center.

6. Recreation facility, indoor.
- (5) *Public uses:* Post office.
- (6) *Health care:*
 - a. *Health care use:*
 1. Assisted living facility (reference section 122-1198).
 2. Medical and dental laboratory.
 3. Medical and dental office.
 4. Transitional recovery facility (reference section 122-1198).
 5. Transitional treatment facility (reference section 122-1207).
 6. Veterinarian office.
- (7) *Industrial uses:* Microbrewery/microdistillery.

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5846, § 6, 4-25-08; Ord. No. 5974, § 6, 12-23-09; Ord. No. 2015-15, § 5, 3-17-15; Ord. No. 2015-37, § 3, 6-2-15; Ord. No. 2017-33, § 5, 3-7-17; Ord. No. 2018-2, § 9, 10-17-17; Ord. No. 2020-20, § 4, 2-18-20; Ord. No. 2020-56, § 3, 9-15-20; Ord. No. 2021-7, § 6, 1-19-21; 2021-50, § 6, 5-18-21; Ord. No. 2021-81, § 31, 9-28-21)

Sec. 122-623. Special exceptions.

The following uses are permitted as special exceptions in the community business (B-2) district.

- (1) *Residential uses:* Multi-family dwelling, (a maximum of 20 units per acre) subject to architectural review requirements in subsection 122-216(t).
- (2) *Retail uses:* None permitted.
- (3) *Service uses:* Drive-in or drive-through restaurant.
- (4) *Education/recreation/social uses:*
 - a. *Recreational use:*
 1. Commercial, outdoor baseball batting facility (reference section 122-1202).
 2. Commercial recreation, outdoor (reference section 122-1208).
 3. Driving range (reference section 122-1208).
 4. Miniature golf (reference section 122-1208).
- (5) *Public uses:*
 - a. *Park/open space area.*
 - b. *Public transportation terminal.*

(6) *Health care uses:* None permitted.

(7) *Industrial uses:*

a. *High-impact industrial use:* None permitted.

b. *Low-impact industrial use:* Assembly of electronic components (reference section 122-1190).

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5974, § 7, 12-23-09; Ord. No. 2021-81 , § 32, 9-28-21)

Sec. 122-624. Lot and buffer requirements.

(1) *Lot requirements.* Each plot shall conform to the requirements of section 122-286.

(2) *Buffers.* Property abutting less intensive uses shall be landscaped as set forth in section 122-260 and approved in the site plan review process to reduce site and noise intrusion.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-625. Permitted uses.

The following uses are permitted without exception in the limited community business (B-2A) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
3. Fraternity or sorority house (reference section 122-1219).
4. Residence—Gallery.
5. Residence—Office.
6. Rooming/boarding house.

b. *Residential type:*

1. Single-family dwelling.
2. Single-family dwellings (attached).
3. Two-family dwelling.

(2) *Retail uses:*

a. *General retail:*

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1. Auto supply store (reference section 122-1197).
 2. Bakery store.
 3. Department store.
 4. Drugstore.
 5. Electronics store.
 6. Furniture store.
 7. Garden and nursery sales (reference section 122-1212).
 8. Grocery store.
 9. Hardware store.
 10. Home decorating store.
 11. Pharmacy (reference section 122-1227).
 12. Specialty retail store.
 13. Used merchandise store (reference section 122-283).
 14. Videotape store.
- b. *Vehicular sales:* None permitted.
- (3) *Services uses:*
- a. *Agricultural use:* None permitted.
 - b. *Business service:*
 1. Equipment rental and leasing.
 2. General business service.
 3. Parking garage.
 4. Parking lot.
 5. Radio/TV broadcasting facility.
 - c. *Eating or drinking establishment:*
 1. Alcoholic beverage establishment (off-premises consumption).
 2. Alcoholic beverage establishment (on-premises consumption).
 3. Fast food restaurant.
 4. Restaurant (enclosed) (drive-through window permitted as an accessory use).
 - d. *Hospitality and tourism:*

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1. Antique gallery/art gallery/museum.
 2. Conference center.
 3. Hotel/convention center.
 4. Motel.
- e. *Office use:*
1. Commercial photography (art and graphic design service).
 2. Financial institution.
 3. Photocopying and duplicating service.
 4. Photofinishing laboratory.
 5. Prepackaged software services.
 6. Print shop.
 7. Professional and business office.
- f. *Personal service:*
1. Coin-operated laundry and dry cleaning.
 2. Emergency shelter.
 3. Hairstyling shop.
 4. Laundry and dry-cleaning pickup.
 5. Laundry and dry-cleaning service.
 6. Major household repair establishment.
 7. Minor household repair establishment.
 8. Tattoo or body piercing establishment.
- g. *Vehicular service:*
1. Auto repair, minor.
 2. Automobile cleaning, detailing service.
 3. Drive-through facility (non-restaurant), accessory use only.
 4. Full-service station (reference article IX, division 3 of this chapter).
- (4) *Education/recreation/social uses:*
- a. *Adult use establishment:* None permitted
 - b. *Community service:*
 1. Church/place of worship.

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2. Day care facility (reference article IX, division 5 of this chapter).
 3. Library.
 4. Private club.
- c. *Educational use:*
1. College/university.
 2. Community education center.
 3. School, private elementary and secondary.
 4. Speech and language center/school.
 5. Vocational/professional school.
- d. *Recreational use:*
1. Bowling center.
 2. Commercial recreation, indoor.
 3. Dance/art/music studio.
 4. Motion picture theatres, except drive-in.
 5. Physical fitness center.
 6. Recreation facility, indoor.
- (5) *Public uses:* Post office.
- (6) *Health care:*
- a. Assisted living facility (reference section 122-1198).
 - b. Medical and dental laboratory.
 - c. Medical and dental office.
 - d. Transitional recovery facility (reference section 122-1198).
 - e. Transitional treatment facility (reference section 122-1207).
 - f. Veterinarian office.
- (7) *Industrial uses:* Microbrewery/microdistillery.

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5846, § 7, 4-25-08; Ord. No. 5974, § 8, 12-23-09; Ord. No. 2012-19, § 2, 2-21-12; Ord. No. 2015-15, § 6, 3-17-15; Ord. No. 2015-37, § 4, 6-2-15; Ord. No. 2018-2, § 10, 10-17-17; Ord. No. 2020-20, § 5, 2-18-20; Ord. No. 2020-56, § 4, 9-15-20; Ord. No. 2021-33, § 13, 3-16-21; Ord. No. 2021-81, § 33, 9-28-21)

Sec. 122-626. Special exceptions.

The following uses are permitted as special exceptions in the limited community business (B-2A) district.

- (1) *Residential uses:* Multi-family dwelling, (a maximum of 20 units per acre) subject to architectural review requirements in subsection 122-216(t).
- (2) *Retail uses:* None permitted.
- (3) *Service uses:* None permitted.
- (4) *Education/recreation/social uses:* None.
- (5) *Public uses:* Park/open space area.
- (6) *Health care uses:* None permitted.
- (7) *Industrial uses:* None permitted.

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5974, § 9, 12-23-09; Ord. No. 2021-81 , § 34, 9-28-21)

Sec. 122-627. Lot and buffer requirements.

- (1) *Lot requirements.* Each plot shall conform to the requirements of section 122-286.
- (2) *Buffers.* Property abutting less intensive uses shall be landscaped pursuant to section 122-260 and approved in the site plan review process to reduce site and noise intrusion.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-628. Limitations on uses.

No incidental use involving manufacturing processes shall be allowed in the B2-A zone.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-629. Parking requirements.

Off-street parking requirements for the community business (B-2, B-2A) districts shall be governed by article VI of this chapter.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-630. Site plan.

Site plans shall be required for development in the community business (B-2, B-2A) districts pursuant to article IV of this chapter.

(Ord. No. 5406, § 26, 7-12-05)

Sec. 122-631. Single-family dwellings (attached) criteria.

- (a) Single-family dwellings (attached) in the B-2 and B-2A zoning districts is intended to promote homeownership on smaller infill lots with city services. All development will be required to submit a site plan with a developer's agreement. All development must be compatible in terms of design, scale and size with the surrounding residential neighborhood.
- (b) Single-family dwellings (attached) development shall be a permitted use in the B-2 and B-2A zoning districts subject to the following:
- (1) A development under this section must be less than ten acres.
 - (2) A development under this section must comply with size requirements for rezoning per subsection 122-133(b).
 - (3) A development must have access to city water and sewer.
 - (4) As part of the process, a site plan with a developer's agreement will be required to address site and off-site conditions. The site plan shall follow the process and requirements as identified in chapter 122, article IV. The site plan and developer's agreement shall be approved at the same time as the rezoning to B-2 or B-2A, if a rezoning is needed.
 - (5) The site plan, with the developer's agreement, shall be submitted for a recommendation from the planning and zoning commission in a public hearing, and to city council for approval. The notice requirements for the public hearing process shall be consistent with section 122-132. Prior to public hearings with the planning and zoning commission and city council, the applicant at their cost, shall be required to hold a neighborhood meeting. Any application in the local historic district will require review and a recommendation from the Ocala Historic Preservation Advisory Board.
 - (6) All lots and common areas must be either a fee simple plat or condominium plat.
 - (7) A fee simple plat shall follow the subdivision process and requirements identified in chapter 114 of the Code of Ordinances.
 - (8) The developer's agreement shall include, but not be limited to the following: lot sizes, setbacks, buffers, landscaping, open space, tree preservation, signage, drainage, access, traffic, services/utilities, type/size/height/design of units, price range, legal description, boundary survey, maintenance agreement, statement of unified control, ownership and deed requirements, parking, density, and timeframes/phasing.
 - (9) All projects must be developed under unified control and remain as single-family dwelling units as stated in the required ownership and deed restrictions. The deed restrictions will be required as an exhibit to the recorded developer's agreement and approved by the city attorney.

- (10) All agreements, restrictions and improvements related to the development shall run with the land and be binding upon the developer and all successors.
- (11) Architectural approval by the city shall be included in the developer's agreement to ensure that the proposed development is consistent with the design, scale and size of surrounding residential units.
- (12) As part of any development, at least two of the units must be attached on one side by a common wall separating units or units to yards and may include detached single-family dwelling units that are accessory to the number of attached units. All detached single-family dwelling units must be compatible with the size, scale and design of the attached units.
- (13) Lot sizes, setbacks, yards, frontage requirements and density shall be established as part of the site plan and developer's agreement. All units must be a minimum of four feet from any adjoining property. The maximum number of units per development shall be based on the density as defined in the comprehensive plan.
- (14) The height requirements must comply with section 122-286 concerning the R-I zoning district.
- (15) A tree survey of all trees, eight inches or more in diameter at a designated breast height (DBH), shall be provided. The site plan shall identify the trees to be saved and removed. The applicant will be required to save as many indigenous and viable trees as possible especially along property lines adjacent to residential uses.
- (16) A master landscape plan shall be required to address common areas and new trees being planted. The number, type and size of the new trees will be determined during the site plan process.
- (17) All utilities inside the development will be required to be underground.
- (18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.
- (19) Signage may be allowed up to one freestanding sign structure per development not exceeding 12 square feet. The sign shall be approved as part of the developer's agreement and shall not include any internal illumination or animation.
- (20) Any substantial changes to the approved site plan and developer's agreement will require a new public hearing before the planning and zoning commission and city council.

(Ord. No. 2020-56 , § 5, 9-15-20)

Secs. 122-632—122-640. Reserved.