

Intent

The North Gate Way Main Street mixed use district is located within the northwest quadrant of the West Ocala Community. It is generally located at the intersection NW35th Ave and NW 21st Street between I-75 and NW27th Ave.

The intent of this district is to promote a compact and walkable urban form that serves as a gathering place for civic, social, and commercial activities promoting re-development and new development in the northwest quadrant of the West Ocala Community and supporting uses to the Ocala Marion County Commerce Park. A grocery store, development of or mixed use, and a transit station should become key components of the this district. Permitted uses include residential, office, commercial, public, recreation & open space, institutional and light industrial (green industry) may be considered on a case by case basis.

Development and re-development is intended to take on the form of a walkable main street with on street parking and with access to multi-modal transportation, including bicycles and transit. This district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use. The emphasis will be on building form and orientation to the street and public spaces, rather than type of use. To provide for the transition from this district to an adjacent Neighborhood or Corridor Overlay district a development will be subject to review for architectural character, building scale and intensity so as to be compatible with and supportive to the adjacent district.

Buildings are located close to the street, and are not separated from sidewalks by surface parking lots. Wide sidewalks, plazas, and civic areas are provided to encourage pedestrian and community activities and events. Shade for pedestrians should be provided through landscaping and/or building design components, such as balconies, arcades, awnings, and canopies.

Parking occurs on-street, behind buildings or within structured parking lots. Front surface or side surface parking may be permitted on a case-by-case basis.

North Gate Way Main Street Mixed Use District



Intent

The Pine Oak Square Main Street mixed use district is located within The north east quadrant of the West Ocala Community. It is located at the intersection Martin Luther King Jr Boulevard and NW 21st Street and the proposed NE 20th Street extension.

The intent of this district is to promote a compact and walkable urban form that serves as a gathering place for civic, social, and neighborhood commercial activities promoting re-development and new development in the northeast quadrant of the West Ocala Community. Pine Oak Golf Course and re development of industrial properties into green industry or mixed use, and consideration of additional amenities such as a conference center, community garden and/or a transit station should become key components of the this district. Permitted uses include residential, office, commercial, public, recreation & open space, institutional and light industrial (green industry).

Development and re-development is intended to take on the form of a walkable main street with on street parking and with access to multi-modal transportation, including bicycles and transit. This district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use. The emphasis will be on building form and orientation to the street and public spaces, rather than type of use. To provide for the transition from this district to an adjacent Neighborhood or Corridor Overlay district a development will be subject to review for architectural character, building scale and intensity so as to be compatible with and supportive to the adjacent district.

Buildings are located close to the street, and are not separated from sidewalks by surface parking lots. Wide sidewalks, plazas, and civic areas are provided to encourage pedestrian and community activities and events. Shade for pedestrians should be provided through landscaping and/or building design components, such as balconies, arcades, awnings, and canopies.

Parking occurs on-street, behind buildings or within structured parking lots. Front surface or side surface parking may be permitted on a case-by-case basis.

Pine Oak Square Main Street Mixed Use District

