2035 Vision
Leadership Group
2-23-12
Ocala 2035 Vision

Agenda

1. Proposed Zoning

2. Future Schedule
Existing Zoning Collapsed
Existing Zoning with 2035 Future Land Use
Staff Responsibilities

- Create new zoning districts
- Facilitate and Produce Neighborhood Plans
- Create Form Based Plans for Medium Intensity Areas
- Revise existing Zoning Ordinance
VHB Responsibilities

- Assistance with the Creation of New Zoning Districts
- General Design Guidelines:
  - Central Core,
  - Medium Intensity,
  - and Specified Low Intensity Areas
- Regulating Plans:
  - Central Core
  - West Ocala
## Transects

<table>
<thead>
<tr>
<th>Transect</th>
<th>General Character</th>
<th>Building Placement</th>
<th>Frontage Types</th>
<th>Typical Building Height</th>
<th>Type of Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>T-1 NATURAL</td>
<td>Natural landscape with some agricultural use</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>Parks, Greenways</td>
</tr>
<tr>
<td>T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>T-2 RURAL</td>
<td>Primarily agricultural with woodland &amp; wetland and scattered buildings</td>
<td>Variable Setbacks</td>
<td>Not applicable</td>
<td>1- to 2-Story</td>
<td>Parks, Greenways</td>
</tr>
<tr>
<td>T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Transects

### T3 - SUB-URBAN

<table>
<thead>
<tr>
<th>Character</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Character</td>
<td>Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Large and variable front and side yard Setbacks</td>
</tr>
<tr>
<td>Frontage Types</td>
<td>Porches, fences, naturalistic tree planting</td>
</tr>
<tr>
<td>Typical Building Height</td>
<td>1- to 2-Story with some 3-Story</td>
</tr>
<tr>
<td>Type of Civic Space</td>
<td>Parks, Greenways</td>
</tr>
</tbody>
</table>

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

### T4 - GENERAL URBAN

<table>
<thead>
<tr>
<th>Character</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Character</td>
<td>Mix of Houses, Townhouses &amp; small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</td>
</tr>
<tr>
<td>Building Placement</td>
<td>Shallow to medium front and side yard Setbacks</td>
</tr>
<tr>
<td>Frontage Types</td>
<td>Porches, fences, Dooryards</td>
</tr>
<tr>
<td>Typical Building Height</td>
<td>2- to 3-Story with a few taller Mixed Use buildings</td>
</tr>
<tr>
<td>Type of Civic Space</td>
<td>Squares, Greens</td>
</tr>
</tbody>
</table>

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
## Transects

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<th>Type of Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>T-5 URBAN CENTER</td>
<td>Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</td>
<td>Shallow Setbacks or none; buildings oriented to street defining a street wall</td>
<td>Stoops, Shopfronts, Galleries</td>
<td>3- to 5-Story with some variation</td>
<td>Parks, Plazas and Squares, median landscaping</td>
</tr>
<tr>
<td>T-6 URBAN CORE</td>
<td>Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity</td>
<td>Shallow Setbacks or none; buildings oriented to street, defining a street wall</td>
<td>Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades</td>
<td>4-plus Story with a few shorter buildings</td>
<td>Parks, Plazas and Squares; median landscaping</td>
</tr>
</tbody>
</table>

**T-5 URBAN CENTER**
T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

**T-6 URBAN CORE**
T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.
<table>
<thead>
<tr>
<th>Zone</th>
<th>Neighborhood Edge</th>
<th>Intent</th>
<th>Desired Form</th>
<th>General Use</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>T3NE</td>
<td></td>
<td>To provide opportunities for large-lot single-family homes at the edge of town that compliment the surrounding neighborhoods and provide a transition between rural lands and surrounding residential areas.</td>
<td>Distantly spaced detached single family form, setback from the street.</td>
<td>Residential, Home Occupation, or Civic/Open Space</td>
<td>Moderate parking requirements. Individual parking lots, on-street parking permitted but not required.</td>
</tr>
<tr>
<td>T3N</td>
<td></td>
<td>To build upon the unique characteristics of Kingsburg's neighborhoods, but to allow them to evolve with compatible medium-density building types, including bungalow courts, duplexes, and small-lot single-family residences, at a smaller scale compatible to their context.</td>
<td>Detached single-family form, setback from the street.</td>
<td>Residential, Home Occupation, or Civic/Open Space</td>
<td>Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood.</td>
</tr>
<tr>
<td>T4N</td>
<td></td>
<td>To provide a walkable, predominantly residential neighborhood that integrates single-family residences with appropriate multi-family housing types such as duplexes, mansion apartments, and bungalow courts within walking distance to transit and commercial areas.</td>
<td>Closely spaced detached single family form, setback from the street.</td>
<td>Residential, Home Occupation, or Civic/Open Space</td>
<td>Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood.</td>
</tr>
</tbody>
</table>
**Desired Form**
Attached or closely spaced detached residential form, setback from the street.

**General Use**
Residential, Live/Work, Commercial, Home Occupation, or Civic/Open Space

**Parking**
Low to moderate parking requirements to promote walkability, commercial activity, and character.

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**Desired Form**
Attached or closely spaced detached main street form, located close to or at the street.

**General Use**
Ground Floor Live/Work, Commercial, or Residential

**Upper Floor**
Residential or Commercial

**Parking**
Low parking requirements to promote walkability, commercial activity, and character.

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**Desired Form**
Attached or detached main street form located close to or at the street.

**General Use**
Ground Floor Commercial

**Upper Floor**
Residential or Commercial

**Parking**
Low Parking Requirements to promote walkability, commercial activity, and character.
C. Building Placement

<table>
<thead>
<tr>
<th>Build-to Lines (Distance from Property Line/ROW)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
</tr>
<tr>
<td>0' min.; 10' max. 1</td>
</tr>
<tr>
<td>Side Street</td>
</tr>
<tr>
<td>0' min.; 10' max. 2</td>
</tr>
</tbody>
</table>

BTL Defined by a Building

Front, lots < x' wide  
<50'; 100%

Front, lots > x' wide  
≥50'; 75%

Miscellaneous (continued)

BTL must be defined by a building within 30' of corner along the front.

A building form with a chamfered corner is permitted only if a corner entry is provided.

Entire ROW must be defined by a building or a 24" to 48" high fence or stucco or masonry wall.
**Duplex.** This Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This Type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

**Townhouse.** This Building Type is a small to medium-sized attached structure that consists of three to eight dwelling units placed side-by-side. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: Rowhouse

**Mansion Apartment.** This Building Type is a medium structure that consists of three to six side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This Type has the appearance of a medium sized family home and is appropriately scaled to fit in sparsely within primarily single-family neighborhoods or into medium density neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

**Apartment House.** This Building Type is a medium- to large-sized structure that consists of seven to 12 side-by-side and/or stacked dwelling units, typically with one shared entry. This Type is appropriately scaled to fit in within medium-density neighborhoods or sparsely within large lot predominantly single-family neighborhoods. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.
Next Steps

- **February 2012**
  - **February 27**: Wayfinding Meeting with Merje
  - **February 28th**: City Council Workshop on Comprehensive Plan Element revisions
  - February 28th: Wayfinding Meeting with Merje

- **March 2012**
  - **April 3rd**: City Council Final Adoption Hearing on Comprehensive Plan Element revisions

- **2012/2013**
  - Revisions to zoning Ordinance/Adoption of a Form Based Code
  - Economic Studies
  - Priority improvements