

Ocala 2035 Vision



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

T1



T-1 NATURAL

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.

General Character: Natural landscape with some agricultural use
Building Placement: Not applicable
Frontage Types: Not applicable
Typical Building Height: Not applicable
Type of Civic Space: Parks, Greenways

T2



T-2 RURAL

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.

General Character: Primarily agricultural with woodland & wetland and scattered buildings
Building Placement: Variable Setbacks
Frontage Types: Not applicable
Typical Building Height: 1- to 2-Story
Type of Civic Space: Parks, Greenways



Transects

T3



T-3 SUB-URBAN

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.

General Character:

Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally

Building Placement:

Large and variable front and side yard Setbacks

Frontage Types:

Porches, fences, naturalistic tree planting

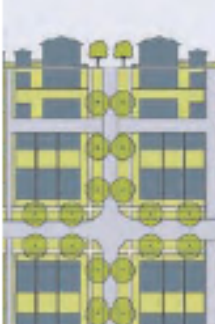
Typical Building Height:

1- to 2-Story with some 3-Story

Type of Civic Space:

Parks, Greenways

T4



T-4 GENERAL URBAN

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.

General Character:

Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians

Building Placement:

Shallow to medium front and side yard Setbacks

Frontage Types:

Porches, fences, Dooryards

Typical Building Height:

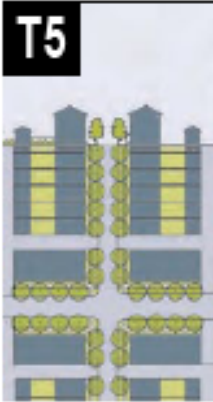
2- to 3-Story with a few taller Mixed Use buildings

Type of Civic Space:

Squares, Greens



Transects



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.

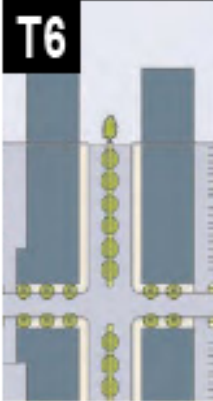
General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity

Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall

Frontage Types: Stoops, Shopfronts, Galleries

Typical Building Height: 3- to 5-Story with some variation

Type of Civic Space: Parks, Plazas and Squares, median landscaping



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.

General Character: 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

Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall

Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades

Typical Building Height: 4-plus Story with a few shorter buildings

Type of Civic Space: Parks, Plazas and Squares; median landscaping

T3NE



T3 Neighborhood Edge

Intent

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.

Desired Form

Distantly spaced detached single family form ,setback from the street.

General Use

Residential, Home Occupation, or Civic/Open Space

Parking

Moderate parking requirements.

Individual parking lots, on-street parking permitted but not required.

T3N



T3 Neighborhood

Intent

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.

Desired Form

Detached single-family form, setback from the street.

General Use

Residential, Home Occupation, or Civic/Open Space

Parking

Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood.

T4N



T4 Neighborhood

Intent

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.

Desired Form

Closely spaced detached single family form, setback from the street.

General Use

Residential, Home Occupation, or Civic/Open Space

Parking

Low to moderate parking requirements to promote walkability and minimize the visual impact on the neighborhood.



T4 Neighborhood Flex

Intent

To provide a flexible area that can build upon the unique characteristics of Kingsburg’s downtown neighborhood, and allow it to evolve with medium-density building types such as bungalow courts, duplexes, and mansion apartments, while accommodating small commercial and service uses compatible to their context.

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



T5 Main Street Flex

Intent

To provide a flexible area that can accommodate a broad range of neighborhood-serving commercial, service, and residential uses in a medium- to high-density main street form. This Zone provides the ability for the commercial area to mature over time, accommodating a range of building types such as courtyard apartments, townhouses and commercial block buildings.

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



T5 Main Street

Intent

To reinforce and enhance the vibrant, walkable urban downtown and to enable it to evolve into a complete neighborhood that provides locally and regionally serving commercial, retail, and entertainment uses, civic and public uses, as well as a variety of urban housing choices.

Desired Form

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

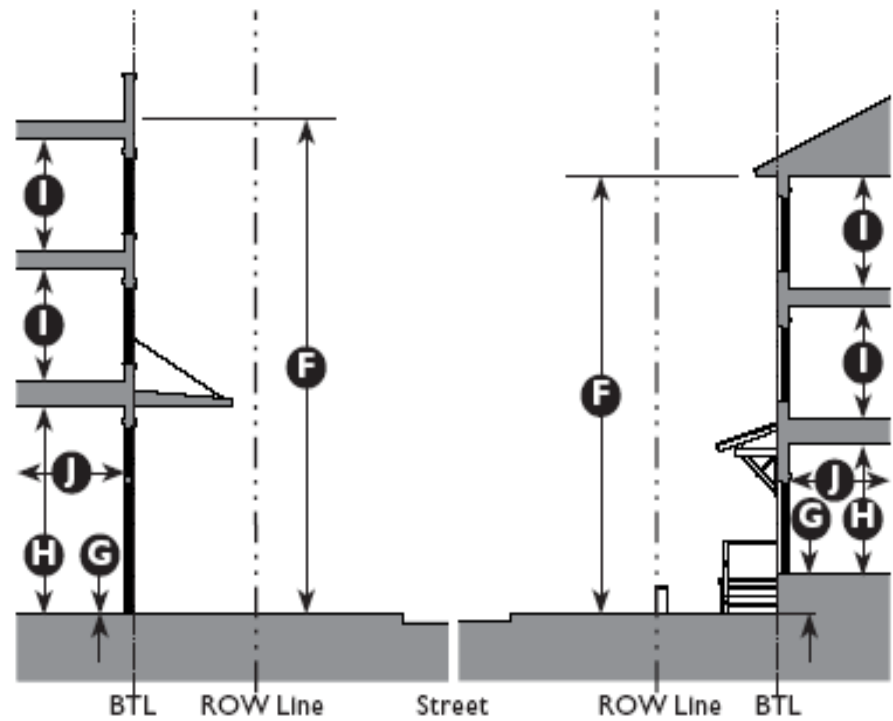
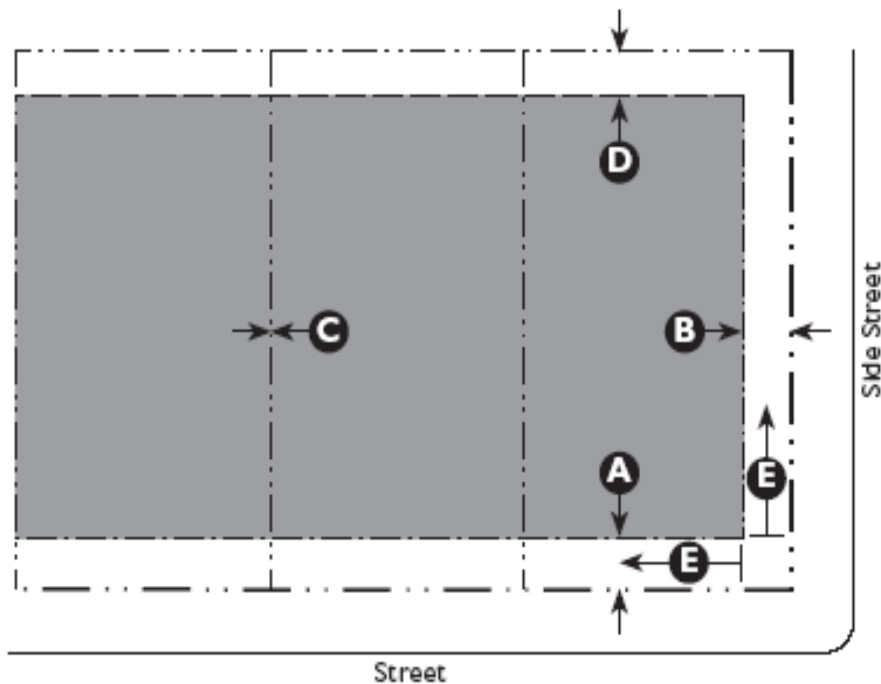
General Use

Ground Floor Commercial
Upper Floor Residential or Commercial

Parking

Low Parking Requirements to promote walkability commercial

T5 Main Street Flex (T5MSF) Standards



Key

- ROW/Property Line
- Building Setback Line
- Building Area
- ▨ Façade Zone

C. Building Placement

Build-to Lines (Distance from Property Line/ROW)

Front	0' min.; 10' max. ¹	A
Side Street	0' min.; 10' max. ¹	B

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. **E**

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.

T1 T2 T3 T4 T5



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**

T1 T2 T3 T4 T5



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 sparingly 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.

T1 T2 T3 T4 T5



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 sparingly 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.

T1 T2 T3 T4 T5

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

