

Mixed Use Districts

Low Intensity –

~~It is~~ The intent of the Low Intensity land use classification to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than other mixed use areas.

Low Intensity ~~is a category that~~ generally contains a single primary non-residential use and encourages other secondary uses. Permitted uses include ~~Residential~~, Office, Commercial, Public, Recreation & Open Space, ~~and~~ Institutional and may include Residential.

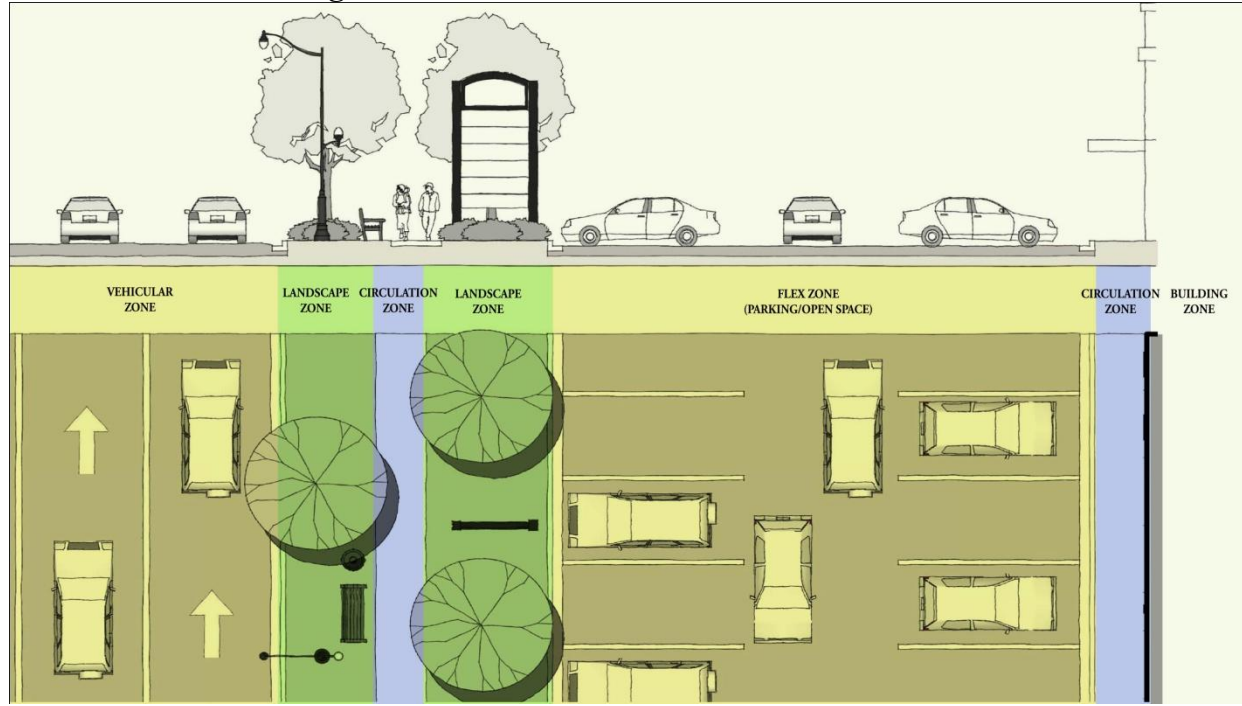
As generally depicted in Exhibit A, Low Intensity is ~~generally~~ characterized by buildings that are one (1) to two (2) stories in height. The form of buildings and development in this land use category is graphically depicted in greater detail in the City of Ocala's Form-Based Code. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts. ~~Non-residential~~ Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged. Low Intensity areas may have large open space areas, such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

To promote a walkable ~~urban~~ suburban form, the minimum density allowed is three (3) units per gross acre. The maximum density (before incentives) is eight (8) units per gross acre. The minimum Floor Area Ratio (FAR) is ~~0.25~~ 0.15 and the maximum FAR (before incentives) is 0.40.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be defined in the Land Development Code

<u>Exhibit A: Low Intensity General Character</u>

Non-Residential Frontage



Low Intensity non-residential frontage generally provides a large separation between the street, pedestrians, the buildings

Medium Intensity –

The intent of this category is to identify areas as neighborhood centers, which are generally located adjacent to or within neighborhoods or Low Intensity areas.

The Medium Intensity category that encourages developments with two (2) or more uses. Permitted uses include Residential, Office, Commercial, Public, Recreation & Open Space, and Institutional.

As generally depicted in Exhibit B, Medium Intensity is characterized by buildings that are one (1) to four (4) stories in height. The form of buildings and development in this land use category is graphically depicted in greater detail in the City of Ocala’s Form-Based Code. Buildings shall have moderate build-to lines from the street and public right-of-way. Parking may occur on-street or in the moderate build-to-line of buildings, though rear and side yard parking is encouraged. Shade for pedestrians should be provided through landscaping and/or building design. Open space in Medium Intensity areas consists of large neighborhood and community parks.

To promote a walkable urban form, the minimum density allowed is five (5) units per gross acre. The maximum density (before incentives) is 15 units per gross acre. The minimum Floor Area Ratio (FAR) is ~~0.25~~ 0.20 and the maximum FAR (before incentives) is 0.50.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be defined in the Land Development Code

Exhibit B	

Medium High Intensity –

The intent of this designation is to identify areas as community centers, which are generally located near the intersections of collector or arterial roads.

The Medium High Intensity category encourages developments with a variety of uses. Permitted uses include Residential, Office, Commercial, Public, Recreation & Open Space, and Institutional.

As generally depicted in Exhibit C, Medium High Intensity is generally characterized by buildings that are two (2) to five (5) stories in height. The form of buildings and development in this land use category is graphically depicted in greater detail in the City of Ocala's Form-Based Code. Buildings are located close to the street. Wide sidewalks, pocket parks, plazas, and civic areas are provided to encourage pedestrian activity. 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 parking may be permitted on a case-by-case basis.

To promote a compact and walkable urban form that supports multi-modal transportation, including bicycles and transit, the minimum density allowed is 10 units per gross acre. The maximum density (before incentives) is 30 units per gross acre. The minimum Floor Area Ratio (FAR) is ~~0.40~~ 0.25 and the maximum FAR (before incentives) is 1.0.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be defined in the Land Development Code

Exhibit C	

High Intensity –

The Intent of this designation is to identify the area of the most intense residential and non-residential development within the City. The High Intensity Area is located in the central area of the City as depicted on the 2035 Future Land Use Map. It is a regionally-important and vibrant hub of activity that allows residents to live, work, shop, and play within the same area.

The High Intensity category encourages developments with a variety of uses. Permitted uses include Residential, Office, Commercial, Public, Recreation & Open Space, and Institutional.

As generally depicted in Exhibit D, High Intensity is generally characterized by buildings that are two (2) to eight (8) stories in height. The form of buildings and development in this land use category is graphically depicted in greater detail in the City of Ocala's Form-Based Code. Buildings have small setbacks from the street and may have zero setback from the public right-of-way, provided that wide pedestrian sidewalks and pathways are established between the street and buildings. Architectural styles that are complementary to historic buildings are encouraged. Wide sidewalks, pocket parks, plazas, and civic areas are provided to encourage pedestrian activity. Shade for pedestrians should be provided through landscaping and/or building design components, such as balconies, arcades, awnings, and canopies.

Parking occurs on-street or in structured parking lots. Surface parking may be permitted on a case-by-case basis.

To promote a compact and walkable urban form that supports multi-modal transportation, including bicycles and transit, the minimum density allowed is 24 units per gross acre. The maximum density (before incentives) is 60 units per gross acre. The minimum Floor Area Ratio (FAR) is ~~0.50~~ 0.30 and the maximum FAR (before incentives) is 2.0.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be defined in the Land Development Code

Exhibit D	

Special Districts (~~Single Use~~)

Employment Center - This category provides a designated area for employment-based development. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses.

Permitted uses include Industrial (primary use), Office (primary use), Commercial (primary use), Public, Recreation & Open Space, Institutional, and Residential. Secondary uses shall be approved as part of a Planned Unit Development pursuant to the City of Ocala Code of Ordinances, Sections 122-851 and 122-852 if they provide jobs-to-housing proximity.

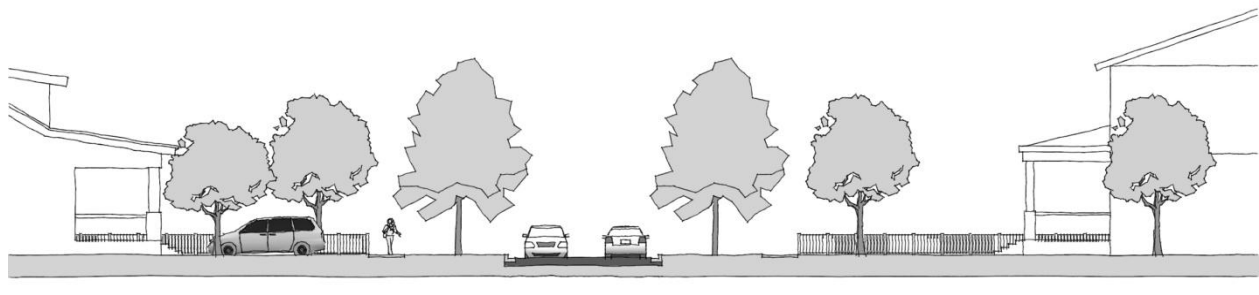
The maximum density (before incentives) is 24 units per gross acre. The maximum Floor Area Ratio (FAR) is 2.0 before incentives.

Neighborhood – The Neighborhood category is predominantly intended for residential and ancillary uses. This category ~~shall be used~~ is intended for use in existing and established suburban and historic residential neighborhoods within the City. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas as the Neighborhood category.

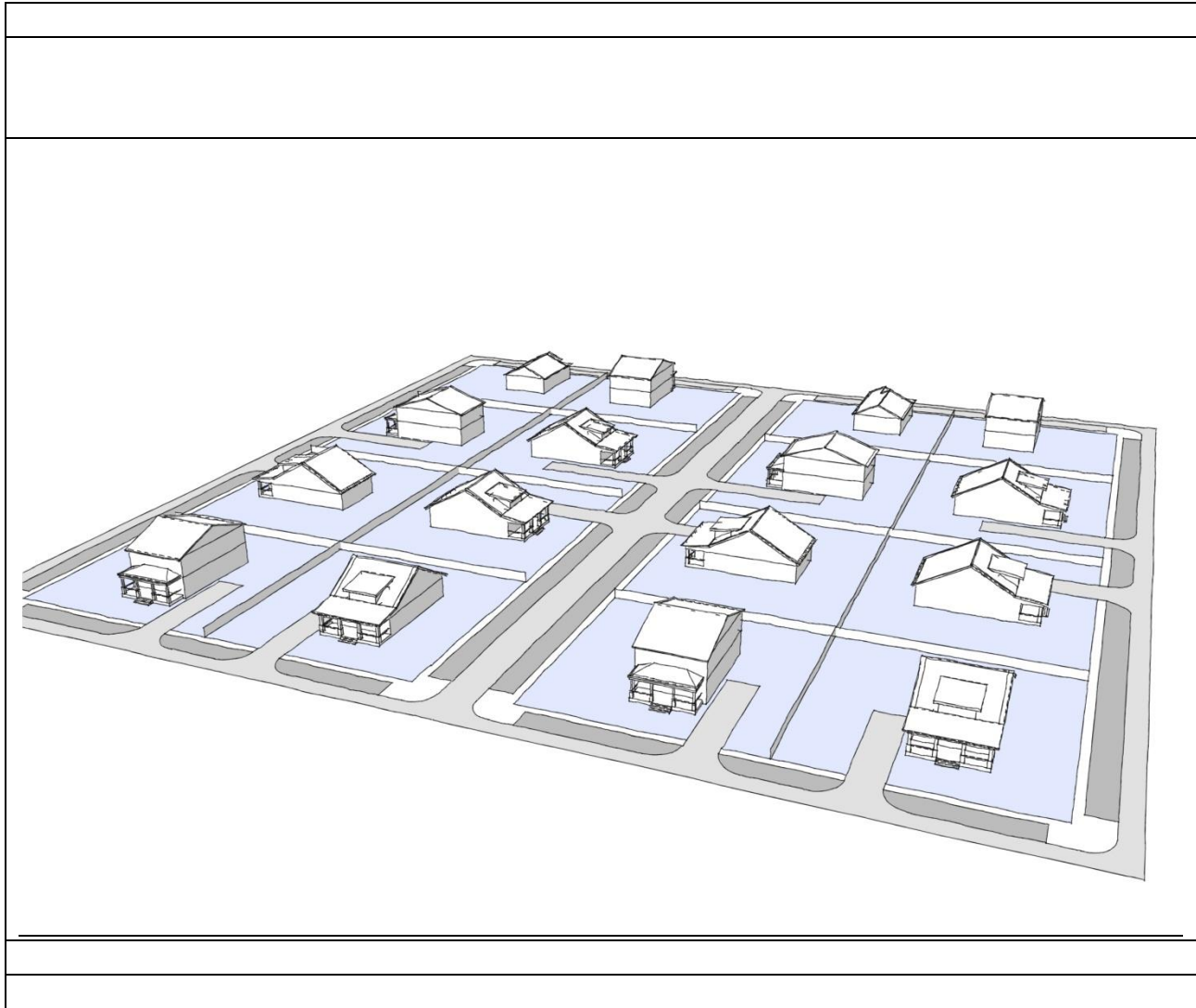
Permitted uses include Residential (primary use), ~~Office, Commercial, Public,~~ Recreation & Open Space, ~~and Institutional~~. Secondary ancillary uses shall be approved as part of a Planned Unit Development pursuant to the City of Ocala Code of Ordinances, Sections 122-851 and 122-852.

The maximum density (before incentives) is 5 units per gross acre.

Residential Frontage



Low Intensity residential uses typical cross section



Park and Open Space/Conservation - The Park and Open Space/conservation category shall be used for those parcels of land which are publicly owned parks, operated as active or passive recreational sites, or other open space placed in conservation easements, or wetland buffers.

Permitted uses include Recreation & Open Space (primary use), Public, Civic, Institutional, Residential, Office, and Commercial. Secondary uses shall be approved as part of a Planned Unit Development pursuant to the City of Ocala Code of Ordinances, Sections 122-851 and 122-852.

The maximum density (before incentives) is 1 unit per gross acre. The maximum Floor Area Ratio (FAR) is 0.15 before incentives.

Public Institutional — This land use category includes areas or facilities that serve the general public. Permitted uses include Public (primary use), Recreation & Open Space

~~(primary use), Institutional (primary use), Residential, Office, and Commercial. Non-residential uses shall be approved as part of a Planned Unit Development pursuant to the City of Ocala Code of Ordinances, Sections 122-851 and 122-852.~~

~~The maximum density (before incentives) is 12 units per gross acre. The maximum Floor Area Ratio (FAR) is 1.0 before incentives.~~