

ORDINANCE 2019-24

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING HISTORIC PRESERVATION; AMENDING SUBSECTIONS 94-82 (A) AND (H) BY REVISING THE REQUIREMENTS CONCERNING NEED FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION ON CERTAIN VACANT PARCELS; AMENDING SUBSECTION 110-160(1) BY REVISING SIGNAGE REQUIREMENTS IN THE OCALA HISTORIC DISTRICT FOR CERTAIN PROPERTIES FRONTING ON EAST SILVER SPRINGS BLVD AND SE WATULA AVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Ocala, Florida as follows:

Section 1. That Subsections 94-82(a) and (h) of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 94-82. - Certificates of appropriateness.

(a) *Activities requiring a certificate issued by the board.* A certificate of appropriateness issued by the board shall be required for any of the following activities on properties within locally designated historic districts and other designated local landmarks as specified in section 94-81:

- (1) Any material change in the exterior appearance of existing buildings or structures, including re-roofing and re-siding, but excluding paint.
- (2) Demolition or partial demolition of any building or structure.
- (3) The movement of any building or structure into, from or within historic districts and sites.
- (4) Any new construction (except as provided in paragraph h below).
- (5) Alteration of an archaeological site.

(h) *Restrictions on decisions.*

- (1) The board shall not consider interior arrangement or interior design in association

with or relative to approving a certificate of appropriateness.

- (2) The board shall not consider new construction for a vacant property if:
- a) The properties adjacent (properties sharing common boundaries on at least three sides) to the vacant property are located outside the historic district; and
 - b) The adjacent parcels and vacant historic parcel are being developed under a common development plan.

Section 2. That Subsection 110-160(1) of the Code of Ordinances, City of Ocala, Florida, is hereby amended to read as follows:

Sec. 110-160. - Historic districts.

Parcels in locally designated historic districts (except as specified in subsection (8) of this section) are allowed signage as follows:


- (1) *Nonresidential and multifamily uses.* Nonresidential and multifamily uses within locally designated historic districts are allowed signage as follows:
- a. *Sign area; permitted signs.* Maximum total sign area and use is as follows:
 - 1. One wall or freestanding sign, not exceeding 12 square feet in area. The Ocala Historic Preservation Advisory Board may increase a freestanding sign to 32 square feet in area for properties with non-residential zoning in the Ocala Historic District fronting on East Silver Springs Boulevard and for properties with non-residential zoning fronting on SE Watula Ave.
 - 2. One nonilluminated identification wall sign, not exceeding two square feet in area.

Section 3. Severability Clause: Should any provision or section of this ordinance be held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect upon approval by the Mayor, or becoming law without such approval.

ATTEST:

By: 
Angel B. Jacobs
City Clerk


CITY OF OCALA

By: 
Mary S. Rich
President, Ocala City Council

 Approved/Denied by me as Mayor of the City of Ocala, Florida, on 2/22, 2019.

By: 
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: 
for Patrick G. Gilligan
City Attorney

Ordinance No: 2019-24
Introduced: 2/5/2019
Adopted: 2/19/2019
Legal Ad No: A000947678 - 2/8/19