

ORDINANCE 2013-06

AN ORDINANCE AMENDING CHAPTER 134, SECTION 134-244 OF THE CITY CODE REGARDING THE INTENT AND PURPOSE IN ADOPTING THE B-4 AND B-5 ZONING DISTRICTS; PROVIDING THAT OUTSIDE DISPLAY IN B-4 DISTRICTS BE FOR RETAIL SALES; PROVIDING THAT STORAGE OF VEHICLES, BOATS AND RECREATIONAL VEHICLES BE IN B-5 DISTRICTS; AMENDING APPENDIX A, SCHEDULE 3; NONRESIDENTIAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has found that it is in the best interest owners and occupants of real property in the City and of the public welfare to establish certain zoning districts within the City of Belleview, and

WHEREAS, the City Commission has adopted Section 134-244, setting forth the purpose and intent of the various zoning district classifications; and

WHEREAS, the City Commission has determined that that it is in the best interest owners and occupants of real property in the City and of the public welfare to amend sub-sections (j) of Section 134-244 regarding outside display or storage, as set forth below; and

WHEREAS, the City Commission has determined that that it is in the best interest owners and occupants of real property in the City and of the public welfare to amend sub-sections and (k) of Section 134-244 regarding outside display or storage, as set forth below; and

WHEREAS, the City Commission has determined that that it is in the best interest owners and occupants of real property in the City and of the public welfare to amend sub-Chapter 134, Appendix "A" Schedules of District Regulations, Schedule 3, Schedule of Regulations; Nonresidential to set forth storage facilities with outside storage of boats, vehicles and recreational vehicles as a separate category; and

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, that Chapter 134, Section 134-244 of the City Code of Ordinances, regarding the Intent and Purpose In Adopting the B-4 And B-5 Zoning Districts, is hereby amended to read as follows, to wit:

"Sec. 134-244. - Intent and purpose in adopting the various districts.

(j) General business (B-4). The B-4 district serves as a dedicated commercial district prohibiting residential development activities and limiting the type and intensity of outside activities and display of goods. The intent of this district is to allow the outdoor display of finished goods offered for sale by retail establishments. It is not the intent of this district to allow for the storage of raw materials or unfinished goods. The B-4 general business district is intended to apply to arterial and collector streets where business establishments

primarily not of a neighborhood or community service-type may properly locate to serve large sections of the city and metropolitan area.

(k) *Wholesale business (B-5).* The B-5 wholesale business districts are intended to serve as intensive commercial areas that include retail, service, and storage uses including shopping centers allowing for certain repair and other services, storage and warehouse uses including outside storage of goods and raw materials, mini-warehouse (self-service storage facilities) with outdoor storage, sales of large or heavy machinery and equipment, and the storage of vehicles, boats and recreation vehicles. The B-5 districts are located along arterial and collector roadways and typically serve large sections of the city rather than nearby residential areas. In order to minimize conflict and protect the health, safety and well-being of the city residents, residential and institutional uses are not permitted in these B-5 districts.

BE IT FURTHER ORDAINED by the City Commission of the City of Belleview, Florida, that Chapter 134, Appendix "A" Schedules of District Regulations, Schedule 3, Schedule of Regulations; Nonresidential of the City Code of Ordinances, setting forth a schedule of permitted uses within the various zoning districts is hereby amended to set forth outside storage facilities for boats, vehicles and recreational vehicles as a separate category, which amendment to Schedule 3 shall read as follows, to wit:

Storage facility for boats, vehicles and recreational vehicles with outside storage	N	N	N	N	N	Y	Y	Y
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BE IT FURTHER ORDAINED by the City Commission of the City of Belleview, Florida that Sections of this ordinance may be renumbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section", "article" or other appropriate designation.

This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

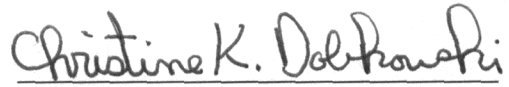
The above and foregoing ordinance was duly read and approved upon **First Reading** by a 5-0 vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 7th day of May, 2013. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a 5-0 vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 21st day of May, 2013.

Attest:


SANDI McKAMEY, MMC, CPM
City Clerk/Administrator

Approved As To Form And Legality:

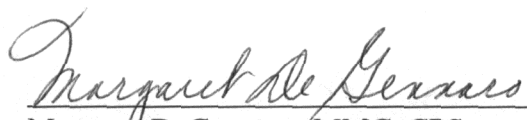

FREDERICK E. LANDT, III
City Attorney


CHRISTINE K. DOBKOWSKI
Mayor/Commissioner



CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the May 9, 2013 edition of the *Voice of South Marion* newspaper in accordance with Florida Statutes.


Margaret DeGennaro, MMC, CPS
Deputy City Clerk