

**ORDINANCE NO. 24-707**

**AN ORDINANCE OF THE CITY OF PORT RICHEY, FLORIDA, AMENDING CHAPTER 127, ARTICLE III, SECTION 127-56 OF THE PORT RICHEY CODE OF ORDINANCES TO ALLOW FOR OUTDOOR STORAGE; PROVIDING A DEFINITION OF OUTDOOR STORAGE; PROVIDING FOR SEVERABILITY, PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 127, Article III, Section 127-56 of the City of Port Richey's Code of Ordinances addresses the permitted principal uses and structures allowed in the General Commercial Zoning District (C-3), and

**WHEREAS**, that on July 16, 2024, the Planning and Zoning Board, by a majority vote recommended City Council amend Section 127-56 to allow for and define outdoor storage in the General Commercial Zoning District (C-3); and

**WHEREAS**, currently, within the General Commercial Zoning District (C-3) there are several parcels being utilized for outdoor storage; and

**WHEREAS**, the City Council of the City of Port Richey believes allowing outdoor storage in the General Commercial Zoning District (C-3) to be in the City's best interest as it may promote the use of vacant land; and

**WHEREAS**, allowing for such use and providing a definition of same will provide guidance to the City's residences and potential parcels owners of what outdoor storage is allowed within the General Commercial Zoning District (C-3).

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT RICHEY AS FOLLOWS:**

**Section I.** That Chapter 127, Article III, Section 127-56 shall be amended to read as follows:

**Sec. 127-56. General Commercial Zoning District (C-3).**

- (a) *Purpose.* The purpose of the C-3 General Commercial Zoning District shall be to locate and establish areas within the city which are suited for the development and maintenance of general commercial facilities, said areas to be primarily located along established highways where a mixed pattern of commercial usage is substantially established, to designate those uses and services appropriate for location and development within said zoning district, and to establish such development standards and provisions as are necessary to ensure proper development and functioning of uses within the district.
- (b) *Permitted principal uses and structures.* The following principal uses and structures are permitted within the C-3 district:
- (1) Any use listed or described as being permitted within the C-1 zoning district.
  - (2) Automotive sales, new car and/or used car lot, including related repairs conducted entirely within an enclosed building.
  - (3) Automobile washing establishment.
  - (4) Boat sales and marine supplies establishment.
  - (5) Building supplies establishment.
  - (6) Hotel, motel or tourist court.
  - (7) Marina.
  - (8) Mobile home sales establishment.
  - (9) Commercial parking lots.
  - (10) Amusement facility.
  - (11) Automobile service station.
  - (12) Automobile repair garage, all work within an enclosed building.
  - (13) Automobile body and fender shop, all painting to be done inside a building.
  - (14) Automobile lube and muffler shop, all work done within an enclosed building.
  - (15) Secondhand store, all sales and display inside an enclosed building.
  - (16) Bicycle sales and repair establishment.
  - (17) Sign painting shop, all work to be done inside an enclosed building.
  - (18) Electrical appliance store, sales and repair.
  - (19) Pet shop.
  - (20) Motorcycle sale and repair shop, all repair work to be done inside an enclosed building.
  - (21) Shooting and archery range, indoors only.
  - (22) Warehousing and general storage establishment.
  - (23) Outdoor storage yard and lot is a designated area of land used for the storage of materials, goods, vehicles, or equipment that are not housed within a

building or enclosed structure. The primary use is the storage of items outdoors. This can include vehicles (such as trucks, trailers, recreational vehicles), watercraft, and construction equipment. Any such outdoor storage yard shall be completely enclosed, except for necessary ingress and egress, by a solid fence or wall not less than 6 feet high. This provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations or for the processing, storage, display or sales of any scrap, salvage or secondhand of the items permitted to be stored within this provision.

(24) Other uses which are similar or compatible to the permitted uses.

- (c) *Special exception uses.* The following uses may be permitted only upon review and specific approval thereof by the board of adjustment:
- (1) College or technical school.
  - (2) Commercial recreation or entertainment facility.
  - (3) Funeral home.
  - (4) Hospital.
  - (5) Light industry establishment involving product assembly, storage or distribution, but excluding manufacturing, when conducted within a completely enclosed building.
  - (6) Multiple-family dwelling (apartments).
  - (7) Modular structures and trailers permanently sited and affixed to the ground.
- (d) *Accessory uses.* Accessory uses permitted within the C-3 district shall be as set forth within section 127-92.
- (e) *Minimum lot requirements.* There shall be no minimum lot requirements within the C-3 district, provided that all additional site development requirements are met.
- (f) *Maximum building coverage.* The maximum building coverage is 50 percent.
- (g) *Maximum building height.* The maximum building height is 72 feet; provided that any building exceeding 35 feet in height shall be set back a minimum distance equal to one-half its height from any property line.
- (h) *Minimum living area.* The minimum living area for multiple-family dwelling (apartments) is 500 square feet per dwelling unit.
- (i) *Minimum yard requirements and buffering.*
- (1) *Front yard.* The minimum front yard setback is 20 feet, except properties which front on U.S. Highway 19 (S.R. 55) which shall have a 25-foot setback.
  - (2) *Side yard.* The minimum side yard setback is five feet for each side yard; provided that no side yard shall be required where a firewall meeting all code requirements is provided.
  - (3) *Rear yard.* The minimum rear yard setback is 20 feet.

- (4) *Buffering*. Where applicable, buffering shall be provided in accordance with the provisions of section 127-95.
- (j) *Off-street parking and service requirements*. Off-street parking and service requirements within the C-3 district shall be as set forth in section 127-94.

**Section II.** If any section, subsection, sentence, clause, provision, or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand and survive any severed provision, as the City Council would have adopted the Ordinance even absent the invalid part.

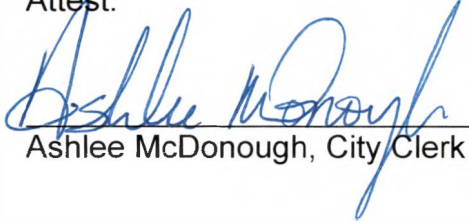
**Section III.** For purposes of codification of the City of Port Richey Code of Ordinances words underlined represent new text or additions to the original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

**Section IV.** The Codifier shall codify the substantive amendments to the City of Port Richey Code of Ordinances as contained in Section I of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

**Section VI.** Pursuant to § 166.041 (5), Fla. Stat., this Ordinance shall take effect immediately upon adoption.

The foregoing Ordinance No. 24-707 was read and passed on its first reading in an open and regular meeting of the City Council of Port Richey, Florida, this 23<sup>rd</sup> day of July 2024.

Attest:

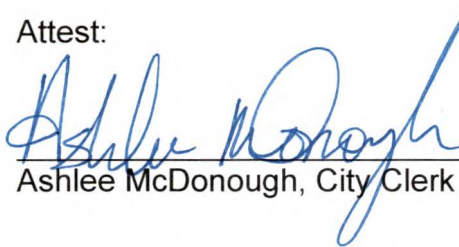
  
Ashlee McDonough, City Clerk

CITY OF PORT RICHEY

  
John Eric Hoover, Mayor

The foregoing Ordinance No. 24-707 was read and passed on its second reading in an open and regular meeting of the City Council of the City of Port Richey, Florida on this 27<sup>th</sup> day of August 2024.

Attest:

  
Ashlee McDonough, City Clerk

CITY OF PORT RICHEY

  
John Eric Hoover, Mayor

Approved as to form:   
Nancy Meyer, City Attorney

