

Policy 6.3: Low Intensity

The intent of the Low Intensity land use classification is 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 High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

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 set forth in the Land Development Code.

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Table FLU-1: Summary of Future Land Use Categories			
Name	Density	Intensity	Uses
High Intensity/Central Core	12 to 60 units/acre	0.20 to 8.0 FAR	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities
Medium Intensity/Special District	5 to 30 units/acre	0.15 to 4.0 FAR	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities
Low Intensity	3 to 18 units/acre	Up to 0.75 FAR	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities
Neighborhood	Up to 5 units/acre SFR; Multifamily up to 12 units/acre	Up to 0.25 FAR (1)	Primary Use: Residential Secondary Uses: Recreation, institutional, limited neighborhood-scale office and commercial, educational facilities
Employment	Up to 24 units/acre	Up to 2.0 FAR	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities
Public	n/a	Up to 0.15 FAR	Primary Uses: Recreation, civic, educational facilities Secondary Use: Commercial
Notes: (1) Neighborhood-scale office use must be compatible and complementary of surrounding neighborhood character and appearance.			

OBJECTIVE 7: The City intends to promote quality urban design in the development and redevelopment of automobile-oriented suburban corridors.

Policy 7.1: By 2014, the City shall establish Corridor Overlay guidelines that incorporate physical gateways to provide a sense of arrival into the community, wayfinding and signage to direct residents and visitors to Ocala’s unique places and assets, and Best Practices Design Guidelines. The form of buildings for new development and redevelopment shall be regulated by the Form Based Code.