

**ORDINANCE NO. 2024-2296**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF SECTION 7.08.01 OF CHAPTER 7 OF THE LAND DEVELOPMENT CODE, PERTAINING TO PERMITTED USES IN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT; PROVIDING FOR A CONDITIONAL USE TO ALLOW INDOOR STORAGE; PROVIDING FOR DEVELOPMENT STANDARDS FOR SAID CONDITIONAL USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, indoor storage is not a permitted use in the C-2 General Commercial zoning district;

WHEREAS, the C-2 zoning district serves neighborhood needs and an indoor storage facility would contribute to the residential uses in a neighborhood;

WHEREAS, requiring a conditional use approval for an indoor storage facility would help to ensure such use is compatible with the area in which it is placed and that it will be in harmony with the surrounding properties;

WHEREAS, this ordinance has been reviewed by the Land Development Review Board as required by law;

WHEREAS, notice of this ordinance has been provided as required by applicable law; and

WHEREAS, the New Port Richey City Council finds it necessary to implement these regulations to promote the health, safety, and welfare of the citizens of New Port Richey.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW PORT RICHEY, FLORIDA:

**SECTION 1.** Section 7.08.01 of Chapter 7 of the New Port Richey Land Development Code, pertaining to permitted uses in the C-2 General Commercial zoning district is hereby amended to allow a conditional use for indoor storage, as follows (strikeout text is deleted and underlined text is added):

*7.08.01 Permitted and conditional uses*

*a. Permitted uses*

1. All uses in the C-1 light general commercial zoning district to the maximum density.

2. Restaurants that provide dancing and live entertainment;
3. Establishments that provide sales of on-site and off-site consumption of alcoholic beverages;
4. Bowling alleys within a building. These bowling alleys shall not be within five hundred (500) feet of a residentially zoned district, unless such building can be constructed as to prevent the emission of sounds and vibrations that are emitted from such uses;
5. Garages and/or mechanical services;
6. Gas stations;
7. Restricted personal services;
8. Regional and community shopping centers and malls;
9. Music, radio and television stores and repair shops;
10. Swimming pools (commercial and private);
11. Churches, synagogues, temples or similar places of worship and their accessory uses;
12. Telecommunications towers; provided that such towers have not been abandoned (see chapter 17 of the Land Development Code);
13. Massage Salon;
14. All permitted uses in the office zoning district;
15. Urban agriculture (indoor crop production prohibited);
16. Medical marijuana treatment center dispensing facility;
17. Beer gardens, tap rooms and brewpubs.

*b. Conditional uses*

The following uses may be allowed upon approval for a conditional use by the city council in accordance with this code:

1. Indoor Storage with the following development standards as required by the city council:

i. The building façade and architectural style shall be compatible with the surrounding neighborhood;

ii. Additional landscaping abutting a public right-of-way shall be required;

iii. Any outdoor storage on the property shall be limited to no more than twenty-five (25%) percent of the property;

iv. Any outdoor storage on the property shall be limited to storage of small vessels and recreational vehicles, and shall be screened from the public right-of-way;

v. Any outdoor storage on the property may require a canopy to cover stored items underneath;

vi. A 6' fence or wall surrounding the property shall be required;

vii. Storage units shall not be used to operate a business or for occupancy of any kind;

viii. The parcel shall be a minimum of five (5) acres in size;

ix. No vehicle or vessel repairs shall be conducted on the property;

x. Adequate lighting shall be provided for security, but shall be directed away or shielded from any adjacent residential uses;

xi. Trash, radioactive or toxic substances, garbage, refuse, explosives or flammable materials, hazardous substances, animal carcasses or skins, or similar items shall not be stored on the site; and

xii. Reasonable hours of operation may be required to ensure harmony and compatibility with the surrounding residential uses.

**SECTION 2.** If any phrase or portion of this ordinance, or the particular application thereof, shall be held invalid or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases and their application shall not be affected thereby.

**SECTION 3.** Any ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 4.** It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall be codified and made a part of the New Port Richey City Code, and that the sections of this ordinance may be renumbered to accomplish such codification, and that the word ordinance may be changed to "section" to accomplish such codification.

**SECTION 5.** This ordinance shall become effective immediately upon its adoption as provided by law.

The above and foregoing ordinance was read and approved on first reading at duly convened meeting of the City Council of the City of New Port Richey, Florida this \_\_\_ day of \_\_\_, 2024.

The above and foregoing ordinance was read and approved on second reading at duly convened meeting of the City Council of the City of New Port Richey, Florida this \_\_\_ day of \_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Judy Meyers, CMC, City Clerk

\_\_\_\_\_  
Alfred C Davis, Mayor-Council Member

APPROVED AS TO FORM

By: \_\_\_\_\_  
Timothy P. Driscoll, City Attorney

CA Approved 4-4-24

DRAFT