

**ORDINANCE NO. 1499-25**

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 7.09.16 OF THE LAND DEVELOPMENT CODE – MINIWAREHOUSING AND STORAGE UNITS REQUIREMENTS AND AMENDING TABLE 2.02.01 (ALLOWABLE USES IN ZONING DISTRICTS); PROVIDING FOR REPEALER, SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Article VIII, Florida Constitution of 1968, and Chapter 166, Florida Statutes, the City of Zephyrhills has the authority to adopt regulations relating to land uses available in zoning districts; and

**WHEREAS**, the City Council has determined that it is in the City’s best interest to update the Land Development Code from time to time to assure that the Land Development Code adequately meets the needs of the City; and

**WHEREAS**, the Planning Commission, sitting as the Local Planning Agency, did hold public hearing on the 18<sup>th</sup> day of March 2025 to consider the proposed text amendment and has recommended approval.

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

**Section 1. Recitals.**

The Whereas Clauses above are true and accurate and are incorporated by reference and made part of this Ordinance.

**Section 2. Land Development Code Text Amendment.**

Section 7.09.16 of the City of Zephyrhills Land Development Code, is repealed in its entirety and replaced as follows:

**Sec. 7.09.16. Indoor storage, mini-warehousing / storage units, outdoor storage and Recreation vehicle storage.**

- (A) Indoor storage / mini-warehouses are defined as a building or group of buildings in a controlled access and/or fenced compound that contain individual, compartmentalized or controlled access stalls or lockers for the dead storage of goods or wares belonging to individual lessees of the stalls and accessible to the lessees at all times through individual doors.
  - (1) Indoor storage / mini-warehouses shall not be allowed on individual lots / parcels and may be allowed as part of a mixed use development and oriented in the rear and not abutting public rights of way or be vertically integrated into a mixed use building. Projects integrated into a mixed-use building may be allowed on an individual lot / parcel.
- (B) Dead storage is defined as the storage of goods, wares and physical objects only with no sales, conferences, repairs or other activity other than placement, removal and sorting of goods. One office space for a manager shall be permitted.
- (C) The applicant shall provide a site plan with information on the property lines, street lines, curb cuts, type of buffer/landscaping, location of structures including signs, parking spaces, travel lanes and enhanced perimeter screening (enhanced fence/wall).

- (D) Building coverage shall not exceed 50 percent.
- (E) Height of buildings shall not exceed one story with a maximum height of 15 feet in the CRA and Form-Based Code (FBC). A conditional use petition may be submitted for projects located outside the CRA & FBC for review/consideration that exceed one story - 15 feet.
- (F) Signs shall be limited to one per adjacent street frontage and shall not exceed the maximum height of 10 feet or exceed 50 square feet in area. No sign shall be permitted on the building other than on building frontage walls.
- (G) All lights shall be shielded to direct light onto the uses established and away from adjacent property or streets.
- (H) All equipment and materials of any type shall be stored within a building.
- (I) Storage shall be as follows:
  - (1) No business activity other than rental of storage units shall be conducted on the premises and the units shall be used for dead storage only;
  - (2) All equipment and materials of any type shall be stored within a building; and
  - (3) Storage of explosive or highly flammable material shall be prohibited.
- (J) Fencing shall be required to shield adjoining properties, as well as the protection of the lessees. The decorative wall/fence shall be of new material with a maximum of six feet in height. Fencing/walls that adjoin residential districts or residential uses shall be a decorative solid masonry, or aluminum with solid pillars at equal intervals. Maintenance of the fence/wall shall be the responsibility of the owner.
- (K) Access and parking shall be as follows:
  - (1) All one-way drives shall provide for one parking lane 12 feet in width and one travel lane 12 feet in width. All two-way driveways shall provide for one parking lane 12 feet in width and two travel lanes each 12 feet in width. Traffic direction and parking areas shall be designated by signs or painted lines. Parking lanes may be eliminated from driveways not serving any storage areas;
  - (2) Vehicular ingress-egress shall be limited to 150 feet apart, centerline to centerline; and
  - (3) A minimum of two parking spaces for the manager and office personnel shall be located near the manager's office.
- (L) Buildings shall conform to Section 7.10.02 (additional design standards for large retail buildings).
- (M) Indoor storage may consider vehicle storage (Boats, RV's, campers) of side / rear setbacks with limited visibility from public rights of ways and require an impervious surface.
- (N) Outdoor storage:
  - (1) Storage for more than 3 consecutive days of any product, materials, equipment, appliances, personal property of any kind and materials that are a byproduct of

a permitted use on an unenclosed and/or uncovered area including laydown areas.

- (2) Outdoor storage may only be considered as an accessory / ancillary use to a primary use.
- (3) Outdoor storage may not be allowed as a primary / stand-alone use.
- (4) Outdoor storage / laydown areas shall require improved access from the right(s) of way, screening / buffer / irrigation.

(O) Recreational vehicle storage:

- (1) Recreational vehicle storage: motorhomes, boats, camping trailers, truck trailers and other equipment.
- (2) All stored vehicles must be in proper working order.
- (3) Perimeter landscape buffer / irrigation with screening is required.
- (4) RV storage areas shall require improved access from the right(s) of way, screening / buffer / irrigation.
- (5) A minimum percentage of 25% of the RV storage spaces shall be covered with a permanent cover.

Section 2.01.03.18 of the City of Zephyrhills Land Development Code, is repealed in its entirety and replaced as follows:

**Sec. 2.01.03.18 Light Industrial (LI)**

Indoor storage / mini-warehouses are defined as a building or group of buildings in a controlled access and/or fenced compound that contain individual, compartmentalized or controlled access stalls or lockers for the dead storage of goods or wares belonging to individual lessees of the stalls and accessible to the lessees at all times through individual doors.

Table 2.02.01 ALLOWABLE USES IN ZONING DISTRICTS is hereby amended as reflected on Exhibit "A" attached hereto and made a part hereof.

**Section 3. Redline Changes.**

The redline changes showing strikethroughs for deletions and underlined text for additions of the amendments made to Sections 7.09.16. and 2.01.03.18 and Table 2.02.01 of the City of Zephyrhills Land Development Code contained in Section 2 above, are attached hereto as Exhibit "B" and made apart hereof by reference.

**Section 4. Repealer.**

Any ordinance or part of any ordinance in conflict herewith is hereby repealed to the extent of any conflict.

**Section 5. Conflict Severability.**

If is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall not be construed as not having contained said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

**Section 6. Inclusion in Code.**

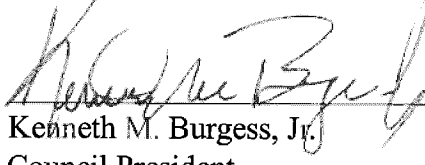
The provisions of this Ordinance shall become and be made part of the Code of Ordinances and Land Development Code of the City of Zephyrhills, Florida. The sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such.

#### Section 7. Effective Date.

This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.


The foregoing Ordinance No. 1499-25 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 31<sup>st</sup> day of March 2025.

Attest:   
Ricardo Quinones, City Clerk

  
Kenneth M. Burgess, Jr.  
Council President

The foregoing Ordinance No. 1499-25 was read and passed on the second reading following a public hearing in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 14<sup>th</sup> day of April 2025.

Attest:   
Ricardo Quinones, City Clerk

  
Charles E. Proctor  
Council President

The foregoing Ordinance No. 1499-25 was approved by me this 14<sup>th</sup> day of April 2025.

  
Melonie Bahr Monson, Mayor

Approved as to legal form and content

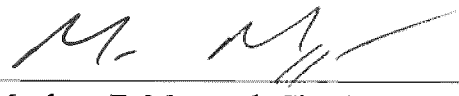
  
Matthew E. Maggard, City Attorney

EXHIBIT  
A

Code of Ordinances

Permission Key	<div>P - Permitted as of right.</div> <div>C - Conditional - Level 3 review.</div> <div>S - Provisional - Level 2 review.</div> <div>A - Accessory - Ancillary to the principal use only, review may be required.</div> <div>SE - Special Exception - Level 2 review.</div> <div>T - Temporary - Permissible for a specific, set, limited time. Review or permit required.</div> <div>Blank spaces on this table indicate that the use is not permitted within zoning districts.</div>																						
	Uses	Zoning Districts																					
		ER	R1	R2	R3	R4	M1	M2	M3	M4	OP	C1	C2	C3	LI	AP1	AP2	RC	TCBD	TCBD-H	TMU	TMU-H	
	Junkyard																						
	Materials handling and storage																						
Indoor - Mini-warehouse/self- storage												C	C										

## Zephyrhills, FL Code of Ordinances

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Outdoor storage												A	A	A							





## EXHIBIT

## B

**Sec. 7.09.16. ~~Mini-warehousing and~~ Indoor storage, mini-warehousing / storage units, outdoor storage and Recreation vehicle storage.**

- (A) ~~(A)~~ ~~Mini-warehouses~~ Indoor storage / mini-warehouses are defined as a building or group of buildings in a controlled access and/or fenced compound that contain individual, compartmentalized or controlled access stalls or lockers for the dead storage of goods or wares belonging to individual lessees of the stalls and accessible to the lessees at all times through individual doors.
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- (C) ~~(C)~~ The applicant shall provide a site plan with information on the property lines, street lines, curb cuts, type ~~of~~ buffer/landscaping, location of structures including signs, parking spaces, travel lanes and enhanced perimeter screening (enhanced fence/wall).
- (D) ~~(D)~~ ~~Lot~~ Building coverage shall not exceed 50 percent.
- (E) ~~(E)~~ Height of buildings shall not exceed one story with a maximum height of 15 feet in the CRA and Form-Based Code (FBC). A conditional use petition may be submitted for projects located outside the CRA & FBC for review/consideration that exceed one story - 15 feet.
- (F) ~~(F)~~ Signs shall be limited to one per adjacent street frontage and shall not exceed the maximum height of ~~25~~ 10 feet or exceed 50 square feet in area. No sign shall be permitted on the building other than on building frontage walls.
- (G) ~~(G)~~ All lights shall be shielded to direct light onto the uses established and away from adjacent property or streets.
- (H) ~~(H)~~ All equipment and materials of any type shall be stored within a building.
- (I) ~~(I)~~ Storage shall be as follows:

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(2) ~~(2)~~ All equipment and materials of any type shall be stored within a building; and

(3) ~~(3)~~ Storage of explosive or highly flammable material shall be prohibited.

(J) ~~(J)~~ Fencing shall be required to shield adjoining properties, as well as the protection of the lessees. The decorative wall/fence shall be of new material with a maximum of six feet in height. Fencing/walls that adjoin residential districts or residential uses shall be a decorative solid masonry, or aluminum with solid pillars at equal intervals. Maintenance of the fence/wall shall be the responsibility of the owner.

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(2) ~~(2)~~ Vehicular ingress-egress shall be limited to 150 feet apart, centerline to centerline; and

(3) ~~(3)~~ A minimum of two parking spaces for the manager and office personnel shall be located near the ~~manager's~~ manager's office.

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(2) All stored vehicles must be in proper working order.

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(4) RV storage areas shall require improved access from the right(s) of way, screening / buffer / irrigation.

(5) A minimum percentage of 25% of the RV storage spaces shall be covered with a permanent cover.

Section 2.01.03.18 of the City of Zephyrhills Land Development Code, is repealed in its entirety and replaced as follows:

~~Section 2.01.03.18~~ **Sec. 2.01.03.18 Light Industrial (LI).**

~~This category is established to identify area of the city appropriate for location of light manufacturing, materials processing, storage of bulk commodities, distribution facilities and similar processes which usually require extensive site area to avoid adverse environmental risk to adjacent land and conflict with other urban activities. The total gross area covered by the building, structures or stored materials shall not exceed 50 percent of the land area of the site upon which the activity is conducted.~~

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<b>Summary report:</b>	
<b>Litera Compare for Word 11.8.0.56 Document comparison done on</b>	
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<b>Style name:</b> Default Style	
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Embedded Excel	0
Format changes	0
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