



Planning and Development Services

Land Development Code Update

City Commission Public Hearing April 16, 2015

Continuation from March 30, 2015

Presentation prepared by Andrew Persons

AGENDA

- **Clarification of several uses discussed at the March 30th meeting**
- **Discuss the proposed bedroom to unit multiplier**
- **Discuss the alternative recommendation for gas stations presented at the March 30th meeting**

USE CLARIFICATIONS AND DEFINITIONS

- **Indoor recreation**
- **Light assembly, fabrication, and processing within enclosed buildings**
- **Exercise studios**
- **Microbreweries/microwineries/microdistilleries**
- **Medical and dental laboratories**

INDOOR RECREATION

140817E

- **Currently indoor recreation is a use by right in the City's mixed-use and commercial zoning districts.**
- **Indoor recreation was inadvertently left out of the T4-M1 zoning district.**
- **Gainesville Rock Gym on S. Main Street discussed this with staff and requested that the T4-M1 district allow indoor recreation as a use by right.**

LIGHT ASSEMBLY, FABRICATION, AND PROCESSING WITHIN ENCLOSED BUILDINGS ^{140817E}

- Currently allowed within Urban mixed-use 2, warehouse, and industrial zoning
- Proposed as a specially regulated use in T-4 M2, T-5, and T-6
- **Alternate recommendation:** Add this as a specially regulated use in the T4-M1 district
 - All activity is conducted within enclosed structures
 - No outdoor storage of materials
 - Mechanical equipment must be screened and noise attenuation provided where adjacent to residential
 - Truck traffic limited to other similar allowed uses within zoning district

EXERCISE STUDIOS

- Currently allowed in office, mixed-use, and commercial zoning districts
- The proposed code consolidated the use within “Personal Services”
- **Alternate recommendation:** Include exercise studios as a listed use and add as a use by right within T-4 OR, T-4 M1, T-4 M2, T-5, and T-6 and in conventional zoning districts.
- Exercise studios definition: *Establishments primarily engaged in operating health clubs, spas, and similar facilities featuring exercise and other active physical fitness conditioning. This includes establishments providing dance and exercise classes.*

MICROBREWERIES/MICROWINERIES/MICRODISTILLERIES

- **Currently these uses are allowed in warehouse, business industrial, and industrial zoning**
- **City continues to receive interest from potential operations within mixed-use zoned areas of the City for microbreweries and microdistilleries**

MICROBREWERIES/MICROWINERIES/MICRODISTILLERIES

- **Microbrewery:** shall mean a facility that produces no more than fifteen thousand (15,000) barrels per year of fermented malt beverages on site and may include a taproom for sale of beer for on premise consumption or in sealed containers for take-away.
- **Microdistillery:** shall mean a facility that produces no more than fifteen thousand (15,000) gallons per year of spirituous beverages on site and may include a tasting room in which guests/customers may sample the product. Sale of spirituous beverages in sealed containers for take-away is permitted in accordance with Florida State Law.
- **Microwinery:** shall mean a facility that produces no more than one hundred thousand (100,000) gallons per year of vinous beverages on site and may include a tasting room for sale of wine for on premise consumption or in sealed containers for take-away.

MICROBREWERIES/MICROWINERIES/MICRODISTILLERIES

- **Alternate recommendation:** Include microbreweries, microwineries, and microdistilleries within the following mixed-use zoning districts:
 - T-4 M1, T-4 M2, T-4 C, T-5, and T-6 as a specially regulated use
 - MU-1 by SUP and MU-2, BUS, BT, BI, I-1, and I-2 as a specially regulated use
- In all potential zoning districts where allowed, a Special Use Permit would be required where abutting single family land use. Additionally, any associated tasting room would be limited to 2,500 square feet and a maximum occupancy of 99.

MICROBREWERIES/MICROWINERIES/MICRODISTILLERIES

- **Additional regulations include:**
 - **Proposed operation must be a minimum distance from any places of religious assembly or schools**
 - **No entrances within 100' of single family property**
 - **All brewing, associated processing, and tasting or tap rooms shall be within completely enclosed structures**
 - **Outdoor storage is prohibited**
 - **Truck traffic shall be limited to that normal for similar permitted uses in the zoning district**
 - **Special Use Permit must address factors such as noise, hours of activity, and traffic**

LABORATORIES, MEDICAL AND DENTAL

- **Clarification of this use with a proposed definition:**
- **Medical and diagnostic laboratories means laboratories primarily engaged in providing analytic or diagnostic services, including body fluid collection, storage, and analysis, diagnostic imaging, and related services, generally to the medical profession or to the patient on referral from a health practitioner. These facilities include blood banks, plasma centers, and plasmapheresis centers.**

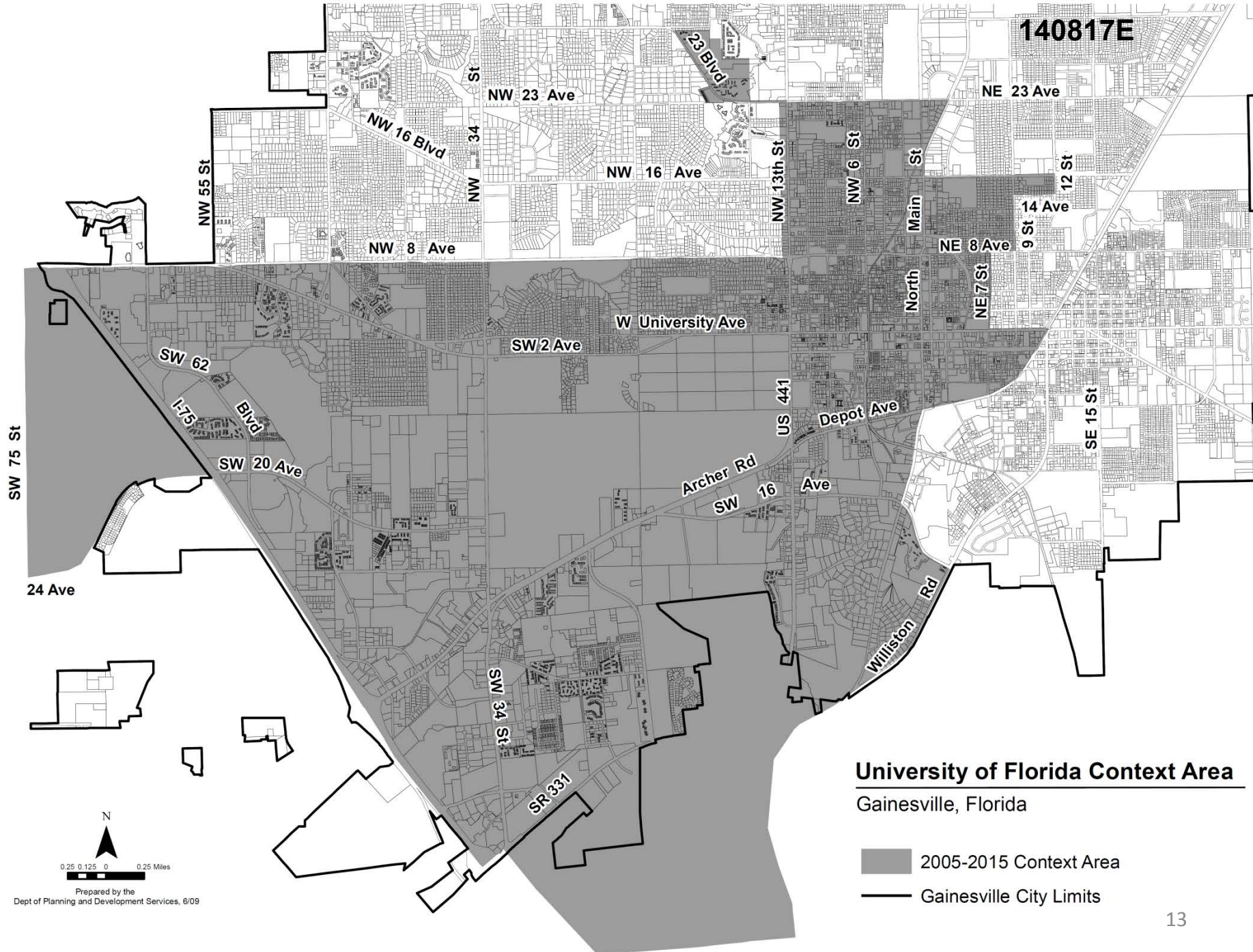
BEDROOMS PER UNIT PROPOSAL ^{140817E}

Existing Situation:

- Units are not tied to the number of bedrooms
- 4, 5, and 6 bedroom “units” significantly increase the development intensity beyond the intended unit density/acre and reduces transparency for the public
- These types of 4, 5, 6 bedroom developments are occurring within the University Context Area

Proposal:

- Multi-family developments within the UF Context Area
- Establish a multiplier of 1 unit = 2.75 bedrooms
- No restriction on the bedroom mix



BEDROOMS PER UNIT PROPOSAL ^{140817E}

- **The bedroom unit multiplier would not apply to Planned Development (PD) zoned properties**
- **The Code will include an effective date whereby the number of bedrooms of previously developed multifamily or mixed use developments would remain legal and conforming in the event it conflicted with the proposed bedroom to unit multiplier**

UNITS/BEDROOMS EXAMPLE

Here is an example of the proposal:

2 acre lot zoned RMF-8 that would allow a maximum of 20 units/acre by right. The development is located in the UF Context Area. The maximum dwelling units by right for this development would be 40 units.

The maximum number of bedrooms allowed at this development would be 110 bedrooms (2.75 x 40). Under the proposal, the 40 units could be configured in any way as long as the development did not exceed the maximum of 110 bedrooms. As an example, 30 of the units could be 3 bedrooms and 10 of the units could be 2 bedrooms. Or, 20 of the units could be 4 bedrooms and 10 of the units could be 3 bedrooms.

ALTERNATIVE RECOMMENDATION: 140817E

GAS STATIONS

- **Permit additional fueling positions as listed below with enhanced neighborhood compatibility standards:**
- **Within all zoning districts where gas stations are a permitted use, up to 6 fueling positions are permitted by right.**
- **Allow up to 12 fueling positions by right within ¼ mile of any I-75 interchange**
- **Within all zoning districts where gas stations are a permitted use, allow up to 12 fueling positions through a SUP or a PD rezoning**

COMPATIBILITY STANDARDS

- **Canopy Height:** The bottom surface of a canopy shall not exceed 15 ft. in height.
- **Canopy Lighting:** Canopy Lighting requirements shall be consistent with the requirements defined in LDC Sec. 30-7.5(e)(6).
- **Parking Lot Lighting:** Lighting shall be consistent with the requirements of LDC Sec. 30-7.5(e)(4)d.1. – 3.
- **Perimeter Buffers:** Sites shall include Type B buffers with a minimum 4 ft. tall opaque masonry wall or privet type hedge along the side and rear property boundaries to minimize the view of fueling pumps.

COMPATIBILITY STANDARDS

- **Outdoor Speakers:** The use of outdoor speakers for promotional and/or advertisement purposes shall be prohibited when adjacent to existing residential uses.
- **Dumpster Location:** Dumpsters shall be enclosed by a masonry wall and placed as far away from existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as measured from the residential property line.
- **Car wash facilities and associated elements such as vacuums** shall be prohibited when adjacent to an existing residential uses.
- **A convenience store or restaurant or combination thereof** must be present when fueling positions exceed 6.

Gas Stations

140817E

	Existing	Plan Board Recommendation	Alternative Recommendation (with proposed compatibility standards)
Urban Mixed-Use 1 (T-4 M1) By SUP in certain areas	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right 12 fueling positions by SUP or PD
Mixed-Use Corridor (T-4 C)	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right 12 fueling positions by SUP or PD
Urban Mixed-Use 2 (T-4 M2)	Per SAP prohibited in some areas	4 fueling positions by right	6 fueling positions by right 12 fueling positions by SUP or PD
Within ¼ mile of an I-75 interchange	10 fueling positions by right	10 fueling positions by right	12 fueling positions by right or PD

AGENDA FOR SPECIAL MEETING ON MAY 12 ^{140817E}

- **Minimum parking requirements within the proposed rezoning areas**
- **Discussion of existing non-conforming uses and the proposed Code provisions regarding the expansion of non-conforming uses**
- **Presentation of an alternative recommendation (RMU zoning) for the previously proposed T-4 M1 areas of College Park and within the University Heights South Historic District (see new Use Table).**
- **Other areas of the City that will be discussed include:**
 - **The University Heights South area: (revised zoning and land use)**
 - **Downtown and Pleasant Street area**
 - **Waldo Road and E. University Avenue area**
 - **The area west of College Park**



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Staff Recommendation:

Continue April 16, 2015 public hearing to a Special Meeting on May 12, 2015 at 6:00pm