

district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.

- c. Side, street: 25 feet.
  - d. Rear: Ten feet, except:
    - 1. Where the rear yard abuts and is used for access to a railroad siding: Zero feet.
    - 2. Where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.
- (2) Within 100 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.
  - (3) Residential development must conform to the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts. If W zoning abuts a single-family residential zoning district, the residential development must be limited to RMF-6 within 100 feet of the boundary line between the two districts. The multifamily development must provide bufferyards meeting the requirements for single-family adjacency and must provide parking in accordance with multifamily development.
  - (4) Compound uses shall require a minimum lot of 4,300 square feet and a minimum lot width of 50 feet. Compound uses shall meet the nonresidential parking requirements for the use anticipated, plus a driveway for a single dwelling, or one space for each bedroom of multifamily dwellings.
  - (5) Maximum building height: Five stories. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future

land use map of the comprehensive plan, the maximum building height shall be three stories.

(e) *General requirements.*

- (1) Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, solid waste, recycling, yard trash containers (except litter containers), and grease containers, that are stored outside of the building, shall be placed at the side or the rear of the building and within ten feet of the building. The container shall be enclosed with an enclosing wall, so that it is not visible from the street or adjacent property (from ground level). The enclosing wall shall be finished and/or painted with the same material as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch. Loading docks shall be placed at the side or rear of the building, and shall be screened from the street and abutting residential land.
  - (2) Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized. For purposes of this section, mechanical equipment is defined as a heating, ventilation, or air conditioning unit placed outside of a building.
  - (3) All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67, pertaining to general provisions for business and mixed-use districts, and article IX.
- (Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 9, 3-14-94; Ord. No. 960431, § 1, 12-9-96; Ord. No. 960694, § 1, 2-24-97; Ord. No. 980105, §§ 1-3, 8-24-98; Ord. No. 030752, § 6, 5-10-04; Ord. No. 030920, § 1, 7-26-04; Ord. No. 070619, § 6, 3-24-08)

**Sec. 30-69. Limited industrial district (I-1).**

(a) *Purpose.* The I-1 district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the devel-

opment of certain types of retail-commercial sales and services, as well as research operations, wholesale or storage distribution concerns, and enterprises engaged in light manufacturing, processing or fabrication of products and machinery. This district contains those industries which generally are not objectionable because of noise, heavy truck traffic or fumes, or which generate nuisances which may be mitigated adequately by performance standards. In many instances, this district serves as a transition zone between intensive industrial activities and uses that are relatively sensitive to nuisance, such as residential and commercial areas and arterial streets.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and eventual distribution of their goods or services;
- (2) Promote, through development plan approval, the most efficient use of the land used for such development, as well as a harmonious relationship between such development and the land;
- (3) Require appropriate buffering or screening around such development, to maintain its compatibility with surrounding land uses;
- (4) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
- (5) Require such development to occur where public facilities and services are existing or are within plans for improvement.

(c) *Permitted uses.*

- (1) *Uses by right.*
  - a. Wholesale trade (Div. F), excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-

5082); transportation equipment and supplies; except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).

- b. Lumber and other building material dealers (GN-521).
- c. Construction (Div. C), excluding heavy construction other than building construction contractors (MG-16).
- d. Printing, publishing and allied industries (MG-27), excluding gravure commercial printing (IN-2754).
- e. Railroad transportation (MG-40).
- f. Local and suburban transit and interurban highway passenger transportation (MG-41).
- g. Motor freight transportation and warehousing (MG-42).
- h. U.S. Postal Service (MG-43).
- i. Transportation services (MG-47).
- j. Business services (MG-73); including disinfecting and pest control services (IN-7342), in accordance with article VI.
- k. Miscellaneous manufacturing industries (MG-39).
- l. Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks (MG-38).
- m. Communications (MG-48).
- n. Food and kindred products (MG-20), excluding the following: wet corn milling (IN-2046), raw cane sugar (IN-2061), and beet sugar (IN-2063).
- o. Textile mill products (MG-22), excluding cotton finishing plants (IN-2261).
- p. Wood containers (GN-244).
- q. Apparel and other finished products made from fabrics and similar materials (MG-23).
- r. Eating places.
- s. Personal services (MG-72).

- t. Automotive repair, services and parking (MG-75).
- u. Miscellaneous repair services (MG-76).
- v. Outdoor storage in accordance with article VI.
- w. Nonstore retailers (GN-596).
- x. Public service vehicles, in accordance with article VI.
- y. Gasoline service stations (GN-554), in accordance with article VI.
- z. Landscape and horticultural services (GN-078).
- aa. Veterinary services (GN-074), in accordance with article VI.
- bb. Animal specialty services (IN-0752).
- cc. Farm labor and management services (GN-076).
- dd. Building materials, hardware, garden and mobile home dealers (MG-52).
- ee. Reserved.
- ff. Reserved.
- gg. Auto and home supply stores (GN-553).
- hh. Boat dealers (GN-555).
- ii. Motorcycle dealers (GN-557).
- jj. Automotive dealers, not elsewhere classified (e.g., aircraft, go-carts) (GN-559).
- kk. Fuel dealers (GN-598).
- ll. Car washes (IN-7542), in accordance with article VI.
- mm. Reserved.
- nn. Amusement and recreation services, not elsewhere classified (IN-7999), excluding go-cart raceway operations and go-cart rental (see special use permit).
- oo. Engineering, architectural and surveying services (GN-871).
- pp. Noncommercial research organizations (IN-8733).
- qq. Home furniture, furnishings and equipment stores (MG-57).
- rr. Any accessory use incidental to any permitted principal use.
- ss. Miscellaneous wood products (GN-249).
- tt. Accounting, auditing and bookkeeping services (GN-872).
- uu. Bowling centers (GN-793).
- vv. Furniture and fixtures (MG-25).
- ww. Converted paper and paperboard products, except containers and boxes (GN-267), excluding coated and laminated paper packaging (IN-2671).
- xx. Paperboard containers and boxes (GN-265).
- yy. Drugs (GN-283), excluding medicinals and botanicals (IN-2833).
- zz. Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations (GN-284).
- aaa. Leather and leather products (MG-31).
- bbb. Glass products, made of purchased glass (GN-323).
- ccc. Cut stone and stone products (GN-328).
- ddd. Sheetmetal work (IN-3444).
- eee. Farm and garden machinery and equipment (MG-352).
- fff. Electronic and other electrical equipment and components, except computer equipment (MG-36).
- ggg. Meat and fish (seafood) markets, including freezer provisioners (GN-542).
- hhh. Fruit and vegetable markets (GN-543).
- iii. Job training and vocational rehabilitation services (GN-833).
- jjj. Millwork, veneer, plywood and structural wood members (GN-243).

- kkk. Used merchandise stores (GN-593), only within enclosed buildings.
- lll. Ice dealers.
- mmm. Facilities on premises for security personnel.
- nnn. Motor vehicle dealers (new and used) (IN-5511).
- ooo. Research, development and testing services (GN-873).
- ppp. Air courier services (IN-4513).
- qqq. Corporate offices.
- (2) *Uses by special use permit.* Uses by special use permit, provided the requirements and conditions of article VI are met, if applicable, and that the findings in section 30-233 are made, in accordance with the procedures provided in section 30-204 of this chapter with the findings of section 30-233:
- a. Transmitter towers.
  - b. Sale of used rental vehicles as an accessory use to automotive rental and leasing, without drivers (GN-751), with the following conditions and limitations:
    1. *Permits.* It shall be unlawful to conduct such sale without first obtaining a permit from the building official indicating compliance with the provisions of this section.
    2. *Sales.* Only two sales are permitted in any 365-day period, and each such sale may not extend beyond seven consecutive days.
    3. *Motor vehicles.* Only motor vehicles owned by the person or entity actually operating the principal use, and leased from the subject location, may be offered for sale.
    4. *Signs.* No signs or street graphics are permitted which indicate that motor vehicles are offered for sale with the exception of signs affixed to the motor vehicles which shall not exceed one sign per vehicle and one square foot in area.
  - c. Alcoholic beverage establishments.
  - d. Wholesale trade: petroleum and petroleum products (GN-517).
  - e. Recycling centers.
  - f. Hazardous materials recycling.
  - g. Go-cart raceway operations and go-cart rentals.
  - h. Rehabilitation centers.
  - i. Individual and family social services (IN8322), subject to the following conditions and limitations:
    1. The fee simple owner(s) of the property must sign the application and acknowledge that the use is in an industrial district that may be subject to noise, heavy truck traffic, fumes, odors and vibrations that is customary in an industrial district.
    2. The use shall not co-locate with another industrial use on the same parcel.
    3. The use must occupy a building that is currently located on the parcel.
    4. Residential care is prohibited and no overnight stay or lodging is allowed.
    5. The special use permit is limited to a maximum of five years, subject to automatic renewal for the same term as the original permit unless, either: i. the use is discontinued or abandoned for 90 consecutive days; or ii. the city or owner of the property seeks to terminate the use by providing written notice to the city manager or designee at least 90 days prior to the expiration of the special use permit. In the event such no-

tice is given, the special use permit shall expire and terminate unless the owner files a new application within 20 days of receipt of said notice of termination. The application will then be processed and reviewed in the same manner as a new application.

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

- (1) Minimum yard setbacks:
  - a. Front: 25 feet.
  - b. Side, interior: Ten feet.
    1. Except where the side yard abuts and is used for access to a railroad siding: Zero feet.
    2. Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.
  - c. Side, street: 25 feet.
  - d. Rear: Ten feet.
    1. Except where the rear yard abuts and is used for access to a railroad siding: Zero feet.
    2. Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet.
- (2) Within 100 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses except storage of equipment and parking shall be conducted within completely enclosed structures.

(e) *Additional requirements.*

- (1) *General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-71 and article IX.
- (2) *Standards for manufacturing uses.* All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:
  - a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.
  - b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed structures.
  - c. Night operations, including loading and unloading, are prohibited within 100 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits within the 100-foot area. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to night watchmen or other security operations.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3835, § 1, 2-15-93; Ord. No. 3847, § 1, 3-15-93; Ord. No. 3950, § 1, 1-24-94; Ord. No. 3963, § 10, 3-14-94; Ord. No. 001917, § 1, 12-13-01; Ord. No. 001763, § 1, 7-22-02; Ord. No. 030752, § 7, 5-10-04; Ord. No. 070619, § 6, 3-24-08)

#### Sec. 30-70. General industrial district (I-2).

(a) *Purpose.* The I-2 district is established for the purpose of providing areas in appropriate locations where various heavy and extensive industrial operations can be conducted without cre-

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ORDINANCE NO. 080435  
0-08-86

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3  
4 An ordinance of the City of Gainesville, Florida, amending the  
5 Land Development Code of the City of Gainesville, by creating  
6 the "BI: Business Industrial zoning district;" reciting the  
7 purpose and objectives; specifying permitted uses; specifying  
8 dimensional requirements and additional requirements;  
9 providing directions to the codifier; providing a severability  
10 clause; and providing an immediate effective date.

11  
12  
13 WHEREAS, the City Plan Board authorized the publication of notice of a public hearing  
14 that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

15 WHEREAS, notice was given and publication made as required by law on September 6,  
16 2008 and a public hearing was then held by the City Plan Board on September 22, 2008; and

17 WHEREAS, the City Commission heard and approved this petition at a public hearing on  
18 November 6, 2008; and

19 WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10  
20 inches long was placed in a newspaper of general circulation and of the public hearing to be held  
21 in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least  
22 seven (7) days after the day the first advertisement was published; and

23 WHEREAS, a second advertisement no less than two columns wide by 10 inches long  
24 was placed in the aforesaid newspaper notifying the public of the second public hearing to be held  
25 at the adoption stage at least five (5) days after the day the second advertisement was published;

26 WHEREAS, Public Hearings were held pursuant to the published notices described above  
27 at which hearings the parties in interest and all others had an opportunity to be and were, in fact,  
28 heard; and

1 WHEREAS, the City Commission finds that the creation of the Business Industrial  
2 zoning district is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

3 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE  
4 CITY OF GAINESVILLE, FLORIDA:

5 Section 1. Subsection (a)(5) of Section 30-41 of the Land Development Code of the City  
6 of Gainesville is amended in its entirety to read as follows:

7 **Sec. 30-41. Establishment of zoning districts and categories.**

8 (a) In order to classify, regulate and restrict the use of land, water, buildings and structures;  
9 regulate the height and bulk of buildings; regulate the intensity of land use; implement the  
10 comprehensive plan; and promote orderly urban growth within the corporate area of the city, the  
11 following zoning districts/categories are established:

12 (5) *Industrial districts.*

13 BI: Business industrial district.

14 W: Warehousing and wholesaling district.

15 I-1: Limited industrial district.

16 I-2: General industrial district.

17  
18 Section 2. Sec. 30-46 of the Land Development Code of the City of Gainesville is  
19 amended in its entirety to read as follows:

20 **Sec. 30-46. Correspondence of zoning districts with future land use categories.**

21 The following table establishes the zoning districts allowable within the future land use  
22 categories from the comprehensive plan. Zoning district changes to a new district which fall into a  
23 different future land use category shall require a change in the future land use category also.

24 **CORRESPONDENCE OF ZONING DISTRICTS WITH FUTURE LAND USE CATEGORIES**

1

Zoning Districts	Future Land Use Category
RSF-1, RSF-2, RSF-3, RSF-4, RSF-R, CON, PD, PS	Single-family (SF)
RSF-4, RMF-5, MH, RC, PD, CON, PS	Residential—Low (RL)
RMF-6, RMF-7, RMF-8, PD, CON, PS	Residential—Medium (RM)
RH-1, RH-2, PD, CON, PS	Residential—High (RH)
RMU, PD, CON, PS	Mixed use—Residential (MUR)
MU-1, PD, TND, CON	Mixed use—Low (MUL)
MU-2, CP, PD, TND, CON	Mixed use—Medium (MUM)
CCD, PD, TND, CON, PS	Mixed use—High (MUH)
UMU-1, CON, PS, PD	Urban Mixed-Use 1 (UMU-1)
UMU-2, CON, PS, PD	Urban Mixed-Use 2 (UMU-2)
OR, OF, MD, PD, CON, PS	Office (O)
BA, BT, BUS, W, PD, CON, PS	Commercial (C)
BI, PD, CON, PS	Business Industrial (BI)
I-1, I-2, W, PD, BI, CON, PS	Industrial (IND)
ED, PD, CON, PS	Education (E)
PS, PD, CON	Recreation (REC)
CON, PD, PS	Conservation (CON)
AGR, CON, PS	Agriculture (AGR)
AF, PS, PD, CON	Public facilities (PF)
PD, TND, PS or rezoning consistent with the underlying land use designation	Planned Use District (PUD)

2

3

**Section 3.** A new section 30-67.1 is hereby created and added to the Land Development

4

Code of the City of Gainesville to read as follows:

5

**Sec. 30-67.1 Business industrial district (BI).**

6

7

(a) Purpose. The BI district is established for the purpose of providing sufficient space in

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appropriate locations physically suitable for the development of certain office, business and

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industrial uses in a combined setting. This district will facilitate the development of a business

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park that will cater to a variety of uses that support and complement each other and reduce

11

external trips for goods and services. This district supports enterprises engaging in light

12

manufacturing, processing or fabrication of products and machinery, research and development



1 operations, business retail, medical uses and wholesale or storage distribution concerns. This  
 2 district contains uses which generally are not objectionable because of noise, heavy truck traffic or  
 3 fumes, or uses that can be adequately regulated for mitigation of nuisances by performance  
 4 standards.

5 (b) Objectives. The provisions of this district are intended to:

6 (1) Provide a business/employment center that allows a variety of uses where  
 7 employees have access to goods and services without having to leave the business park  
 8 environment;

9 (2) Accommodate enterprises with functions requiring access to transportation  
 10 services by providing them with locations that are in close proximity to necessary  
 11 transportation facilities such as major thoroughfares, railroads or air terminals for the  
 12 reception and distribution of goods or services;

13 (3) Encourage business park development in appropriate locations throughout the  
 14 community where public facilities and services exist or are planned.

15 (4) Allow a mixed of uses that are compatible with airport operations in appropriate  
 16 areas near the Gainesville Regional Airport;

17 (5) Encourage such future development to occur on vacant land where the natural  
 18 characteristics of such land are suitable for this type of development; and

19 (6) Encourage the infill and/or redevelopment of existing areas that would benefit  
 20 from the opportunity to combine business and industrial uses.

21 (c) Permitted uses.

22 (1) Uses by right.

23

SIC	Uses	Conditions
	Corporate offices	

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	<u>Day care centers</u>	<u>In accordance with article VI</u>
	<u>Eating Places</u>	
	<u>Places of religious assembly</u>	<u>In accordance with article VI</u>
	<u>Professional schools</u>	<u>As defined in article II</u>
	<u>Sales offices</u>	
	<u>Rehabilitation Centers</u>	
	<u>Exercise Studio</u>	
	<u>Research and Development in the Physical, Engineering and Life Sciences</u>	<u>Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 2002-541710</u>
	<u>Outdoor storage</u>	<u>In accordance with article VI</u>
	<u>Research, development and manufacturing of renewable energy including biofuels, solar and wind power products.</u>	
	<u>Facilities on premises for security personnel.</u>	
<u>GN 074</u>	<u>Veterinary services</u>	<u>Within fully enclosed structures and in accordance with article VI</u>
<u>IN 0752</u>	<u>Animal Specialty Services</u>	
<u>GN 076</u>	<u>Farm Labor and Management Services</u>	
<u>GN 078</u>	<u>Landscape and Horticultural Services</u>	
<u>MG 15</u>	<u>Building Construction</u>	

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<u>MG 41</u>	<u>Local and Suburban Transit and Interurban Highway Passenger Transportation</u>	
<u>MG 42</u>	<u>Motor Freight Transportation And Warehousing</u>	
<u>MG 43</u>	<u>United States Postal Service</u>	
<u>MG 45</u>	<u>Transportation By Air</u>	
<u>MG 47</u>	<u>Transportation Services</u>	
<u>MG 48</u>	<u>Communications</u>	
<u>IN 7011</u>	<u>Hotels and Motels</u>	
<u>MG 72</u>	<u>Personal Services</u>	
<u>MG 73</u>	<u>Business Services</u>	
<u>MG 75</u>	<u>Automotive Repair, Services and Parking</u>	
<u>MG 76</u>	<u>Miscellaneous Repair services</u>	
<u>MG 78</u>	<u>Motion Pictures</u>	
<u>MG 79</u>	<u>Miscellaneous Amusement and Recreation Services</u>	
<u>MG 80</u>	<u>Health Services</u>	
<u>MG 81</u>	<u>Legal Services</u>	
<u>MG 86</u>	<u>Membership Organizations</u>	
<u>MG 87</u>	<u>Engineering, Accounting, Research, Management and Related Services</u>	
<u>Division G</u>	<u>Retail Trade</u>	
<u>Division H</u>	<u>Finance, insurance and real estate</u>	
<u>SIC-8999</u>	<u>Services, Not Elsewhere Classified</u>	<u>Within enclosed buildings</u>
<u>Division F</u>	<u>Wholesale excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517).</u>	
<u>Division C</u>	<u>Construction, excluding heavy construction other than building construction contractors (MG-16).</u>	

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<u>MG 20</u>	<u>Food and kindred products</u> <u>(excluding the following: wet</u> <u>corn milling (IN-2046), raw</u> <u>cane sugar (IN-2061), and</u> <u>beet sugar (IN-2063).</u>	
<u>MG 22</u>	<u>Textile mill products,</u> <u>excluding cotton finishing</u> <u>plants (IN-2261).</u>	
<u>MG 23</u>	<u>Apparel and other finished</u> <u>products made from fabrics</u> <u>and similar materials</u>	
<u>GN-243</u>	<u>Millwork, veneer, plywood</u> <u>and structural wood members</u>	
<u>GN 244</u>	<u>Wood containers</u>	
<u>MG 25</u>	<u>Furniture and fixtures</u>	
<u>GN 267</u>	<u>Converted paper and</u> <u>paperboard products, except</u> <u>containers and boxes,</u> <u>excluding coated and</u> <u>laminated paper packaging</u> <u>(IN-2671).</u>	
<u>GN 265</u>	<u>Paperboard containers and</u> <u>boxes</u>	
<u>MG 27</u>	<u>Printing, Publishing and</u> <u>Allied Industries, excluding</u> <u>Gravure (IN 2754)</u>	
<u>GN 283</u>	<u>Drugs excluding medicinals</u> <u>and botanicals (IN 2833).</u>	
<u>GN 284</u>	<u>Soap, detergents and cleaning</u> <u>preparations, perfumes,</u> <u>cosmetics and other toilet</u> <u>preparations</u>	
<u>MG 31</u>	<u>Leather and leather products</u>	
<u>GN 323.</u>	<u>Glass products, made of</u> <u>purchased glass</u>	
<u>GN 328</u>	<u>Cut stone and stone products</u>	
<u>IN 3444</u>	<u>Sheet metal work</u>	
<u>MG 352</u>	<u>Farm and garden machinery</u> <u>and equipment</u>	

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<u>MG 36</u>	<u>Electronic and other electrical equipment and components, except computer equipment</u>	
<u>MG 38</u>	<u>Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks</u>	
<u>MG 39</u>	<u>Miscellaneous manufacturing industries</u>	
<u>GN 833</u>	<u>Job training and vocational rehabilitation services</u>	
<u>Division J</u>	<u>Public Administration</u>	

1

2

(d) Dimensional requirements. All principal and accessory structures shall be located and

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constructed in accordance with the following requirements:

4

(1) Required yard setbacks:

5

a. Front setback from an arterial street or collector street: 25 feet minimum,

6

60 feet maximum.

7

b. Front setback from roads internal to the BI district: zero feet minimum, 20

8

feet maximum.

9

c. Side, interior: 10 feet.

10

Except where the side yard abuts property which is in a residential district

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or which is shown for residential use on the future land use map of the

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comprehensive plan: 50 feet.

13

d. Side, street: 20 feet.

14

e. Rear: 20 feet.

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1 Except where the rear yard abuts property which is in a residential district  
2 or which is shown for residential use on the future land use map of the  
3 comprehensive plan: 50 feet.

4 f. Maximum Building Height:

5 When not located within an airport zone of influence: 5 stories

6 When located within an airport zone of influence: in accordance with the  
7 Airport Hazard Zoning Regulations

8 g. Maximum Floor Area Ratio: 4.0.

9 h. Maximum lot coverage: 80 percent

10 (2) Within three hundred (300) feet of any property which is in a residential district or  
11 which is shown for residential use on the future land use map of the comprehensive plan,  
12 all activity and uses, except storage of equipment and parking, shall be conducted within  
13 completely enclosed buildings.

14 (e) Additional requirements.

15 (1) General conditions. Master planned (phased) developments and subdivisions of  
16 three and one half acre or larger shall meet the following standards:

17 a. Perimeter landscaping shall be provided averaging 25 feet in width, but not  
18 less than 15 feet in width at any given point. Such landscaped area shall be  
19 developed to attain opacity of 75 percent within three years. The design of such  
20 landscaped area may include berms, decorative masonry and shrubs; however, at a  
21 minimum shade trees from the Gainesville Tree List shall be planted approximately  
22 every 50 feet. At least 50 percent of the landscaped area must be devoted to living  
23 plant materials, and the stormwater management, drainage and parking uses shall

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1 not encroach upon the landscaped area. Heritage and Champion trees preserved on  
2 site may be used to meet this requirement with the approval of the appropriate  
3 reviewing board and if the intent of this provision is being met.

4 b. The development shall be designed to provide safe and convenient access  
5 from public transit routes, sidewalks and bikeways to uses within the development.  
6 Sidewalks are required for both sides of internal streets (public or private) and  
7 external public streets abutting the development.

8 c. Services areas and mechanical equipment shall be sited so as to minimize  
9 visibility from the perimeter of the development and shall be designed and situated  
10 so as to minimize impacts on adjacent properties.

11 d. Access shall be designed, insofar as possible, to promote shared use of  
12 driveways between adjacent lots and to local streets.

13 e. Stormwater management systems shall be designed to maximize an  
14 integrated design among the various lots or tracts within the development. The  
15 aesthetic treatment of retention/detention facilities through the use of contour,  
16 landscaping and the incorporation of water features shall be encouraged.

17 (2) Standards for manufacturing uses. All permitted manufacturing uses (classified as  
18 MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to  
19 the following additional standards:

20 a. The manufacturing use shall be limited to the fabrication, manufacture,  
21 assembly or processing of materials which are, for the most part, already in  
22 processed form.

1 b. All activity and uses except storage, loading and unloading operations, and  
2 parking shall be conducted within completely enclosed buildings.

3 c. Night operations, including loading and unloading, are prohibited within  
4 300 feet of the property line of any residential zoning district or area which is  
5 shown for residential use on the future land use map of the comprehensive plan,  
6 unless conducted within a completely enclosed building which has no openings  
7 other than stationary windows or required fire exits. Night operations are those  
8 conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not  
9 apply to security personnel or other security operations. The appropriate  
10 reviewing board may grant a wavier to this prohibition if the board finds that the  
11 noise attenuation and screening being provided is sufficient to mitigate the adverse  
12 impacts of the night operations on properties within 300 feet.

13 (4) Airport Operations. Developments and uses located in the airport zones of  
14 influence must comply with and may be restricted or prohibited by the City of Gainesville  
15 Airport Hazard Zoning Regulations.

16 **Section 4.** It is the intention of the City Commission that the provisions of Sections 1, 2  
17 and 3 of this ordinance shall become and be made a part of the Code of Ordinances of the City of  
18 Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance may be renumbered  
19 or relettered in order to accomplish such intentions.

20 **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
21 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
22 finding shall not affect the other provisions or applications of the ordinance which can be given



1 effect without the invalid or unconstitutional provisions or application, and to this end the  
2 provisions of this ordinance are declared severable.

3 Section 6. All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
4 such conflict hereby repealed.

5 Section 7. This ordinance shall become effective immediately upon final adoption.

6 PASSED AND ADOPTED this 19<sup>th</sup> day of March, 2009.

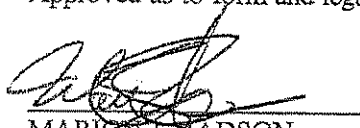
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PEGEEN HANRAHAN,  
MAYOR

ATTEST:

Approved as to form and legality

  
KURT M. LANNON  
CLERK OF THE COMMISSION

  
MARLON J. RADSON  
CITY ATTORNEY

MAR 19 2009

20  
21 This Ordinance passed on first reading this 5<sup>th</sup> day of March, 2009.  
22 This Ordinance passed on second reading this 19<sup>th</sup> day of March, 2009.