

**ORDINANCE NO. 150303**

**An ordinance of the City of Gainesville, Florida, amending Section 30-65.2 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to increase the maximum limit for the number of parking spaces for multi-family development within the Urban Village area of the UMU-2 zoning district; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.**

**WHEREAS**, notice was given as required by law that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

**WHEREAS**, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on August 27, 2015, and voted to recommend that the City Commission approve the text change to the Land Development Code proposed herein; and

**WHEREAS**, at least ten (10) days' notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of public hearings in the City Hall Auditorium located on the first floor of City Hall in the City of Gainesville; and

**WHEREAS**, public hearings were held pursuant to the notice described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard.

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

**Section 1.** Section 30-65.2(f)(3)a. of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-65.2(f)(3) remains in full force and effect.

**Sec. 30-65.2. – Urban mixed-use district 2 (UMU-2).**

1 (f) Additional requirements.

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3 (3) *Parking.* Other than as required by the Americans with Disabilities Act (ADA) and  
4 Florida Accessibility Code (FAC) or other state or federal requirements, there shall  
5 be no minimum vehicular parking requirement in University Heights and Archer  
6 Triangle. In the Urban Village, the minimum vehicular parking requirement is one  
7 space per residential unit and one-half of the required parking for nonresidential  
8 uses as provided in the land development code. Scooter parking shall be provided  
9 for residential uses at a rate of one space for every four residential units.

10 a. *Surface parking (as an accessory use).*

- 11 1. There shall be a maximum vehicular surface parking allowance of one parking  
12 space per 400 square feet of gross floor area for nonresidential uses. There  
13 shall be a maximum of one surface parking space per ~~unit~~ bedroom for multi-  
14 family in the Urban Village. However, there shall be no limit on the number  
15 of parking spaces provided in the form of structured parking for residential or  
16 nonresidential uses.
- 17 2. Surface parking shall be located in the rear or interior side of the building.
- 18 3. Surface parking adjacent to streets shall meet the standards depicted in  
19 Figure 5.0, Parking Exhibit. Surface parking adjacent to primary frontage  
20 streets in the Urban Village shall meet the standard for principal streets. All  
21 other streets in the Urban Village shall meet the standard for local streets.
- 22 4. Surface parking lots shall comply with the landscaping requirements in  
23 article VIII of the land development code.

24 b. *Surface parking (as a principal use).* In addition to the special use permit  
25 regulations found in Article VII, Division 5, Special Use Permit, this subsection  
26 provides additional regulations for surface parking as a principal use within the  
27 University Heights Area. If provisions in this subsection conflict with the  
28 provisions in Article VII, Division 5, the provisions in this subsection shall  
29 prevail.

- 30 1. Surface parking shall be permitted only when the surface parking will be  
31 replaced with either a building or structured parking in accordance with an  
32 approved master plan.
- 33 2. Surface parking shall be paved.
- 34 3. Surface parking shall have either perimeter landscaping in accordance with  
35 the landscape regulations as provided in this land development code or  
36 perimeter garden walls that create a visual buffer, are at least 25 percent  
37 opaque, and do not exceed a height of 72 inches.
- 38 4. Surface parking shall be in compliance with all lighting and stormwater  
39 regulations in this land development code.
- 40 5. Any special use permit approved pursuant to this subsection shall be valid  
41 for a period not to exceed five years. The city plan board may extend a  
42 special use permit approved under this section for an additional period not

1 to exceed five years if the applicant demonstrates that development in  
2 accordance with the approved master plan has commenced.

3 c. *Structured parking.*

- 4 1. Shall not be located within 100 feet of property designated for single-family  
5 use on the future land use map.
- 6 2. Structured parking shall provide architectural detailing on the first and  
7 second stories, such as, but not limited to, variations in materials, framing  
8 of wall openings, vertical or horizontal expression lines, pilasters, arches, or  
9 railings.
- 10 3. Automobiles shall be screened from street view by wall, fence or vegetative  
11 matter.
- 12 4. Structured parking adjacent to streets shall meet the standards depicted in  
13 Figure 5.0, Parking Exhibit. Within the Urban Village, structured parking  
14 on primary frontage streets shall meet the standard for principal streets as  
15 depicted in Figure 5.0 including the provision of a minimum of 20 feet of  
16 active uses on the first floor.

17 d. *Bicycle parking.*

- 18 1. The owner/developer shall provide a minimum of one space per 2,000  
19 square feet of gross floor area for nonresidential uses and one space per  
20 three bedrooms for residential uses for bicycle parking.
- 21 2. A minimum of ten percent of the provided bicycle parking shall be located  
22 between the building and the street. The remainder shall be located a  
23 maximum distance of 100 feet from a building entrance and shall be  
24 covered from inclement weather or located within an accessory parking  
25 structure.

26 e. *Vehicular access.* Developments may have one curb cut located on each street  
27 frontage, except that curb cuts shall not be permitted on storefront or principal  
28 streets when access may be provided from a local street or alley.  
29

30 **Section 2.** It is the intent of the City Commission that the provisions of Section 1 of this  
31 ordinance shall become and be made a part of the Code of Ordinances of the City of Gainesville,  
32 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or  
33 relettered in order to accomplish such intent.

34 **Section 3.** If any word, phrase, clause, paragraph, section or provision of this ordinance  
35 or the application hereof to any person or circumstance is held invalid or unconstitutional, such  
36 finding shall not affect the other provisions or applications of this ordinance that can be given


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

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

5 **Section 5.** This ordinance shall become effective immediately upon adoption.


6 **PASSED AND ADOPTED** this 17th day of December, 2015.


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EDWARD B. BRADDY  
MAYOR

14 Attest:

Approved as to form and legality:

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KURT M. LANNON  
19 CLERK OF THE COMMISSION

  
NICOLLE M. SHALLEY  
CITY ATTORNEY

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This ordinance passed on first reading this 3rd day of December, 2015.

This ordinance passed on second reading this 17th day of December, 2015.