



CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: December 10, 2019

ITEM NO: 1

PROJECT NAME AND NUMBER: PB-19-94 SUP Food Truck Parks as a “Use by Right”

RECOMMENDATION: Approve Petition PB-19-94 SUP

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

APPLICATION INFORMATION:

AGENT/APPLICANT: Trimark Properties LLC.

Property Owner(s): N/A

Related Petition(s): N/A

Legislative History: Food Trucks are allowed within the City as a temporary use on private property.

Neighborhood Workshop: N/A

PURPOSE AND DESCRIPTION:

Currently the Land Development Code allows food trucks as a temporary use within certain zoning districts (*See Table 1 below*). Food trucks are allowed to setup and operate on private property on a day-to-day basis and in conjunction with a Special Event/Promotional Event with an existing business. Food trucks are not allowed to operate within the public right-of-way or on public or private property as a permanent use.

Comprehensive plan and Land Development Regulations:

Staff has determined that the proposed use, Food Truck Park is consistent and compatible with the Comprehensive Plan and Land Development Code. The vision of the community is expressed in The Comprehensive Plan which lists a number of goals, objectives and policies that support the consideration of food trucks as a business and the need for adequate locations to accommodate them. (*See Attachment B: - Comprehensive Plan and Land Development Code References*). The food truck industry is experiencing significant growth within the community indicating a community preference. It also offers a type of

business venture and provides employment for a significant sector of the community. The type of use occupies a void, both culturally and physically within the urban environment and must be addressed as part of a community’s obligation to provide opportunities and variety for work, education, recreation, social and cultural expressions. Most importantly, the Comprehensive Plan mandate that adequate space and opportunities be provided for all types of land uses. Goal 1, “Ensuring that a percentage of land uses are mixed and within walking distance of important destinations...”

Food Truck Parks are thus allowed in zoning districts where temporary food trucks are permitted. Those areas have a history of compliance and do not show significant negative impacts on neighborhoods and communities where they are allowed.

Staff anticipated addressing this use as part of the department’s work schedule. The use was included in a list of items submitted for joint discussion between the City Plan Board and the City Commission on June 10, 2019. The food truck item received a medium priority ranking from the joint Plan Board/City Commission relative to the overall list of items under consideration.

Table 1.
Zoning Districts Where Temporary Food Trucks Are Allowed

Transects		Mixed-Use and Nonresidential		Special Districts		Residential	
U1	Not Allowed	MU-1	Allowed	AGR	Not Allowed	RSF-1 TO RSF-4	Not Allowed
U2	Not Allowed	MU-2	Allowed	AF	Allowed	RC	Not Allowed
U3	Not Allowed	OR	Accessory	CON	Not Allowed	MH	Not Allowed
U4	Accessory	OF	Accessory	ED	Allowed	RMF-5	Not Allowed
U5	Not Allowed	CP	Allowed	MD	Allowed	RMF-6 TO RMF-8	Not Allowed
U6	Allowed	BUS	Allowed	PD	Allowed		
U7	Allowed	BA	Allowed	PS	Accessory		
U8	Allowed	BT	Allowed				
U9	Allowed	BI	Allowed				
DT	Allowed	W	Allowed				
		I-1	Allowed				
		I-2	Allowed				

Trimark Properties LLC., is considering a Food Truck Park within Innovation Square and has submitted an application to amend Sec. 30-5.35, of the Land Development Code to add permanent Food Truck Parks, as an allowable use within zoning districts that currently allow food trucks as a temporary use (*See Attachment “D” Application and supporting documents*).

STAFF ANALYSIS AND RECOMMENDATION:

Why Food Trucks and Food Truck Parks?

The Gainesville experience reveals that food trucks are becoming a fast growing business option and a different way of catering to the public’s demand for food in a variety of locations, environments and styles. The number of food truck permits issued has increased from three (3) permits in 2013 to eleven (11) as of September 2019. Within the past two years, more than 11 food trucks have been identified as offering food service to business locations, events, concerts, employment centers, recreational venues and other activity centers around town. One notable observation is the increasing demand for food trucks to operate beyond the temporary time limits currently allowed by the Land Development Code. Existing and potential business owners are requesting greater flexibility in the permitting of food trucks. Currently the code does

not list Food Truck Parks as a use and there are no locations where food trucks can operate as a permanent use. Food trucks are only permitted on improved properties and require frequent permitting through the Special Events process.

Throughout the nation and in Gainesville, food trucks have been growing in popularity. Some communities have encouraged food trucks as a way to promote new businesses and to provide food services to the public after the operating hours of regular brick-and-mortar restaurants. Others have identified concerns relating to competition with existing businesses, traffic, parking, waste disposal, and hours of operation. Our proactive approach is to encourage food trucks as a way that promotes new businesses while providing food services to the public after the operating hours of regular brick-and-mortar restaurants. We are also aware of identified concerns relating to compatibility, competition with existing businesses, traffic, parking, waste disposal, and hours of operation.

Food trucks provide an opportunity to increase jobs and businesses; they offer opportunities to provide food choices where zoning precludes restaurants; increases activity in struggling business districts and support Foodie Events. Food trucks have a lower start-up costs than brick-and-mortar restaurants and signals to other potential businesses that the community is adapting to the evolving economy and supporting entrepreneurship. According to the National Restaurant Association the cost of starting a food truck business can start at \$25,000, where a traditional brick-and-mortar establishment may start at about \$300,000. Food trucks offer a way for restaurateurs to test the local market for future brick-and-mortar facilities and they offer a symbiotic business opportunities (i.e. setting up at distillery or brewery tasting rooms).

The latest “Intuit 2020 Research Report” identifies the following food truck trends:

1. They are positioned to tap the growing interest in unique or novel products and fun experiences.
2. They can quickly and easily test new concepts, menus and recipes.
3. They have benefitted from social media boom, smartphones, & mobile payment technologies.

The IBIS World, March 2019, reports total revenues from food trucks rising to \$1 billion, an annual growth rate of 6.8% between 2014 and 2019. A total of 23,872 businesses employing approximately 28,916 people. This compares to a predicted 2017 revenue of \$960 million, 4,046 businesses employing 14,046 persons.

The Customer Experience

A research study from May-August 2012 by, Emergent Research revealed that food truck customers like the food and enjoy the experience. More than 90 percent of the diners interviewed rated food truck quality as either excellent (43 percent) or good (48 percent). Just over 80 percent of those interviewed used words like *fun*, *exciting*, *new*, *different*, *unusual* and *unique* when asked why they dined at food trucks. Diners also like the speed and convenience of food trucks and are willing to pay for quality. The average customer interviewed spent \$9.80 at lunch and \$14.99 at dinner. Almost all diners interviewed said they planned to continue patronizing food trucks.

Characteristics of the Food Truck Park

The food truck service is a relatively young and unique business operation. In many ways it relies on the ability of other service industry that bring people together for example, concerts, recreational activities and by offering food services needs that occur where people are brought together. To a large extent, the

success of the industry is dependent on ensuring that the industry can continue to deliver the promised benefits listed above.

Although a Food Truck Park is considered a permanent facility, its operation is similar to the food truck operation in many ways. The success of both uses is highly dependent on being within close proximity to activity and service centers that have the ability to attract a large number of customer that need the services of food trucks. Therefore the land use and economic components that drive the location of Food Truck Parks are closely related to the existing location of high activity centers. The September 15, 2019 issues of Restaurant Business list the best locations for food trucks as being at or close to the following activities: farmer's markets, festivals/special events, truck parks, business districts, large office buildings, bars and nightclubs, gas stations, college campuses, festival events and sports venues.

One observation is that regulations tend to drive-up the cost of establishing a business and threatens to negatively impact the food truck industry. To avoid this negative impact, development standards must be carefully drafted to address the potential negative impacts but provide a path to maintain the elements that make the industry successful.

Overview of Proposed Code Amendments:

The following elements essential to permitting Food Truck Parks as a use by right and by Special Use Permit are addressed in the proposed ordinance listed in Attachment "A".

A. Definitions.

The existing definition of food truck is amended to add clarity to the meaning of food truck and aligns the permitting and operations of food trucks with the definitions use by State agencies regulating food trucks. The new definition also provides better administrative management of the process and provides a clearer understanding of what is being permitted by the City. Most importantly, the definitions do not impact the manner in which food truck owners are reviewed by state agencies. The definitions also provide clarity to potential food truck operators about how the City views and permits the type of equipment use for food vending.

B. Food Truck Parks

A new section, 30-5.13, is added to allow permanent locations for Food Truck Parks within certain zoning districts and to provide standards and review criteria for permitting the use.

1. Purpose and Intent

A purpose and intent section is included to establish the City's objectives in having a Food Truck Park use relative to the overall goals, objectives and policies of the City consistent with the vision of the community.

2. Location of Food Truck Parks

Food Truck Parks as a use is considered based on compatibility and consistency with the Comprehensive Plan and Land Development Regulations. Given the positive history with temporary

food trucks in Gainesville, Food Truck Parks can be allowed within the same zoning districts where food trucks are allowed and co-exist harmoniously with other uses allowed in those districts. The additional standards prescribed with this ordinance offer greater opportunities for consistency and compatibility of both food trucks and food truck Parks with other uses allowed within the recommended zoning districts. In order to ensure a greater level of scrutiny and to ensure harmonious co-existence, higher intensity Food Truck Parks will be subject to the Special Use Permit process prior to approval.

a. Proposed Amendments to Article IV. Zoning

Food Truck Parks shall be permitted in accordance with the table of permitted uses listed in Attachment “A”.

3. Development Plan Review and Permitting

Similar to the process for evaluating the establishment of developments within the community, development plan review is required to ensure that Food Truck Park development proposals are established in a manner consistent with the Land Development Code. That process for evaluating developments is “Development Plan Review” which is required of Food Truck Parks seeking to locate within the City.

4. Development Standards

Development standards are established to address the unique characteristics of Food Truck Parks and to ensure that typical development standards are also applied to Food Truck Parks as a permanent use.

The mobile food vending industry is a fairly new phenomenon that is evolving in terms of how they are permitted and the application of certain standards. One such standard is the number of food trucks allowed within a park. Staff considered a number relative to the size of the parcel but because of the number of variables involved, did not think that this was the most effective option. Food trucks also vary in size, shape and configuration so that a ratio of one or two trucks per half-acre would not result in the most efficient use of the site. Staff is not recommending a specific number of pads for a park but instead is relying on performance standards and state regulations to determine the most efficient and compatible number of food trucks that would be allowed within a park.

Serving and consumption of alcoholic beverages are not allowed in food trucks. However, it is conceivable that a park located in a zoning district where alcoholic establishments are allowed, may wish to include a separate building from which alcoholic beverages may be served. The ordinance allows consideration of such a permit, subject to compliance with all required State, County and local standards.

5. Parking and Facilities for Automobiles, Motor Cycles, Scooters, and Bicycles Required for a Food Truck Park.

The current experience with food trucks is that they rely on a primary base of patrons existing at high activity and service areas. They are not directly responsible for high pedestrian, bicycle and automobile traffic. Food Truck Parks have similar characteristics as food trucks but with the potential of generating a low amount of traffic. They are also primarily dependent on patrons generated by other

high activities and services and tend to be within close proximity to those high activity areas. Food Truck Parks are therefore not expected to create a high demands for parking.

Parking standards are typically based on building floor area, number of employees, bedrooms, seats, or the number of servicing units offered at the facility. Based on the experience of other communities, a parking standard of two (2) per Food Truck Pad is proposed. This number may prove to be too many or too few but provides a basis for consideration. Alternatively, the number can be based on the number of employees at the park, the size of the park or on a combination of services offered at the park. Therefore during development plan review, the standards provide a means of determining an appropriate number of parking relative to the intensity, location and associated accessory facilities of each Food Truck Park.

The type of parking surface allowed shall be based on the impact on stormwater, the ability to maintain environmental integrity and removing elements that would lead to a nuisance. Some parking/storing/service areas may be gravel or other stabilized surface subject to approval by the Technical Review Committee (TRC).

6. Pedestrian facilities and Equipment

Pedestrian circulation and activities are significant components of a Food Truck Park. Therefore, safety, access and convenience are emphasized as a significant component that must comply with existing standards of the Land Development Code. Safe and adequate lighting shall be provided and the truck serving areas shall be designed to focus on safety of patrons.

7. Restrooms and Utilities

Food Truck Parks are required to comply with the Health Department standards for outdoor events and the City's Code of Ordinances.

Each Food Truck Pad shall be equipped with connections to receive electric, potable water, gas, and waste-water and grease handling service from Gainesville Regional Utilities.

8. Landscaping, Tree Preservation and Environmental Considerations

Landscaping requirements shall be according to the requirements of the Land Development Code.

9. Signage

Signage shall comply with current code requirements.

10. Ownership and Management of the Food Truck Park

A Food Truck Park shall be required to designate on-site management to address management, permitting and maintenance of the facility.

11. Accessory Central Activity Areas



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

ATTACHMENT “A” – DRAFT ORDINANCE FOOD TRUCK PARKS

Petition DB-19-94 TCH

December 10, 2019

Attachment A: Draft Ordinance Food Truck Parks

Attachment B: Comprehensive Plan and Land Development Code References

Attachment C: Application and Supporting Documents



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ATTACHMENT “A”

DRAFT ORDINANCE FOOD TRUCK PARKS

Legend:

~~Existing language to be removed from the Land Development Code.~~

New language to be added to the Land Development Code

Proposed Amendments to *Article II. Definitions*

ARTICLE II. - DEFINITIONS

Sec. 30-2.1. - Definitions.

(This section is only for reference and placement purposes)

Food distribution center for the needy means any building or structure, or a portion thereof, or site that is regularly used to furnish meals without cost or at very low cost to needy and destitute persons. A food distribution center for the needy shall not be considered to be a restaurant. The preparation of meals in any building or structure, or portion thereof, for distribution at another site or location shall not be considered to be a food distribution center for the needy.

(The above section is only for reference and placement purposes)

~~***Food truck*** means a motorized vehicle or trailer that a natural person or business entity uses to sell immediately consumable food products and nonalcoholic beverage items from a fixed location.~~

Food truck means a motorized self-contained wheeled vehicle or wheeled trailer and other conveyances, regardless of the means of propulsion that is used to vend immediately consumable food and beverage products and is classified as either a “Class I” or “Class II” relative to permitting by State agency regulating the food trucks.

Food Truck Pad An area designated within a Food Truck Park which is designed with connections offering City Services (for example, Water/Waste-Water/Electricity/Gas/Grease/Solid Waste/Sewer) to a food truck which is parked on the pad.

Food Truck Park means a parcel or group of parcels of land containing three (3) or more Food Truck Pads where food trucks are parked to sell immediately consumable food products and beverages to the public as the principal use of the parcel. This definition shall not be interpreted to include a congregation of mobile food establishment and/or vending carts, as a secondary and/or accessory use of the land.

(This section is only for reference and placement purposes)

Footcandle means a unit of measure expressing the quantity of light received on a surface (assumed to be a horizontal plane unless otherwise specified), and measurable with an illuminance meter (i.e., light meter).

Mitigation means compensatory actions taken before, during or after development to preserve, replace, enhance, create, or restore various environmental functions or features of a natural area, or to buffer or protect nearby land uses from adverse impacts of the development, or protect other significant local resources.

Mobile Food Vendor means a person who prepares, dispenses, or otherwise sells food, or beverages from a mobile food truck.

Mobile home means any movable building or vehicle, with or without independent motorized power, built on an integral chassis or sections thereof, which is used or usable as a temporary or permanent dwelling.

Sec. 30-5.12. - Food distribution centers for the needy.

Except as provided as an accessory use to places of religious assembly, food distribution centers for the needy shall be regulated as follows:

- A. *Meals served.* All meals served shall be limited to a consecutive three-hour period within a 24-hour day between the hours of 8:30 a.m. and 7:00 p.m. This limitation does not apply to meals served to the residents and staff of a facility that is jointly licensed and operated as a residence for destitute people and a food distribution center for the needy.
- B. *Prohibited area.* Food distribution centers for the needy shall not be located within 2,000 feet from the University of Florida main campus as identified on the University of Florida Campus Master Plan. All distance measurements shall be a straight line from the nearest property line of the facility to the nearest property line of the University of Florida campus.
- C. *Distance requirements.* The distance between any food distribution center for the needy and any other food distribution center for the needy or residence for destitute people, or facility combining both uses, shall be at least 2,000 feet. The distance between any food distribution center for the needy and any social service home, halfway house or rehabilitation center shall be at least 1,320 feet. All distance measurements shall be a straight line from the nearest property line of any existing facility to the nearest property line of the proposed facility.
- D. *Saturation.* No more than two food distribution centers for the needy or residences for destitute people may be located within a two-mile radius.
- E. *Bufferstrip.* A food distribution center for the needy shall provide a buffer equal to that of a commercial use, in accordance with article VIII, when adjacent to any property zoned for residential use.
- F. *Management program.* Any applicant for a special use permit shall file with the city manager or designee a management program addressing hours of operation, personnel, client code of conduct, location of on-site waiting areas, management of solid waste and litter, lighting, and

identification of a responsible person, as more specifically provided below. The name, address and telephone number of the person responsible for the facility shall be kept up to date, and submitted with the management program.

1. *Hours of operation.* The application for a special use permit shall provide the hours of operations clearly indicating the three-hour timeframe for meal service. The hours shall be posted and clearly visible to the public.
 2. *Personnel.* The application shall indicate the minimum number of staff persons, including volunteers, which will be supervising the meal service and the clients during the three-hour timeframe. The applicant shall demonstrate to the board that the supervision will be adequate for providing the service and crowd control.
 3. *Client code of conduct.* A written client code of conduct shall accompany the application, including the following information at a minimum: The procedure for suspending meal service to persons who violate the code of conduct, including the number of violations, and the requirement for all persons to sign and consent to the code as a condition for receiving service. The enforcement of the code of conduct shall be the sole responsibility of the owner/operator.
 4. *On-site waiting areas.* The application for a special use permit shall include a diagram of the facility's onsite waiting area(s). Waiting area(s) shall be on the premise where the meal service is being provided. The owner/operator shall ensure that persons receiving service do not block public access to sidewalks, right-of-way and private property, and that emergency access points are clearly identified and maintained. The applicant shall demonstrate to the board that adequate space is available to accommodate the expected number of persons who will be served meals.
 5. *Management of solid waste and litter.* The application shall include a plan for controlling solid waste and litter on-site and off-site in the vicinity of the center. The application shall include information about whether carry-out meals or bag lunches will be provided. When carryout meals or bag lunches are provided, the application shall include a plan of personnel or staff that will provide litter clean-up within a quarter-mile radius of the center on the same day that the meals are served.
 6. *Lighting.* Facilities with night hours shall include with the application a plan for security lighting that complies with the lighting standards of the Land Development Code.
 7. *Responsible person.* The application shall include the name, address and telephone number of the person responsible for the center. The contact person shall have the authority to make corrective action when necessary. It shall be the responsibility of the owner/operator to keep the contact person's information up-to-date with the city manager or designee.
- G. *Combined facility.* A special use permit may be issued for a facility functioning as both a food distribution center for the needy and a residence for destitute people. All requirements for both facilities shall be met.

(This above section is only for reference and placement purposes)

Proposed Amendments to *Article V. Use Standards*

Sec. 30-5.13 Food Truck Park:

A. Purpose and Intent

1. The intent of this section is to provide opportunities for sites to be considered as a permanent location for the operation of food trucks and related activities in accordance with the classification and standards of the Florida Department of Business and Professional Regulations, The Florida Department of Health, The Florida Department of Agriculture and Consumer Services and the City of Gainesville. The ordinance intends to minimize potential negative and detrimental impacts of food truck operations on neighborhood properties and adjacent land uses while ensuring that the sites and operating food trucks do not become a hazard or public nuisance. The ordinance seeks to encourage the symbiotic business relationship between food truck service and the social and economic sectors by supporting and maintaining the unique characteristics of the food truck industry that make it successful.

B. Location of “Food Truck Parks”

1. Use by Right

- a. Food Truck Parks shall be allowed within all zoning districts that allow food trucks as a use permitted by right and 2) planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments, both as defined in Article II.
- b. A Food Truck Park shall not abut existing single-family and two-family residential developments and/or properties zoned RSF-1, RSF-2, RSF-3, RSF-4, RC.
- c. A Food Truck Park with five (5) or fewer Food Truck Pads shall be allowed without a Special Use Permit, subject to compliance with the required standards.

2. Use by Special Use Permit

- a. A Special Use Permit is required if a Food Truck Park proposes six (6) or more Food Truck Pads and whose external boundaries are less than 300 feet from the boundary of property zoned single-family residential or any property that is occupied by a single-family residential development.

3. Tables of Permitted Uses. (Proposed Amendments to Article IV. Zoning)

The following tables include proposed amendments to the list of Permitted Uses.

Table V - 1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	30-5.33-34	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care homes	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35-36	-	-	-	A	-	P	P	P	P	P
Food Truck Parks with less than 6 Pads	30-5.13	-	-	-	-	-	P	P	P	P	P
Food Truck Parks with six (6) or more Pads ¹	30-5.13	-	-	-	-	-	S	S	S	S	S
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Gasoline/alternative fuel station	30-5.13 14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16 17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17 18	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18 19	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.20 21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Places of religious assembly	30-5.24 22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22 23	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Single Room Occupancy Residences		-	-	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Social service facilities	30-5.25 26	-	-	-	-	-	-	-	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28 29	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28 29	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29 30	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30-31										

1. A Special Use Permit is required if a Food Truck Park proposes six (6) or more Food Truck Pads and whose external boundaries are less than 300 feet from the boundary of property zoned single-family residential or any property that is occupied by a single-family residential development.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33 34	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16 17	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35 36	P	P	A	A	P	P	P	P	P	P	P	P
<u>Food Truck Parks with less than 6 Pads</u>	<u>30-5.13</u>	<u>P</u>	<u>P</u>	<u>-</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Food Truck Parks with six (6) or more Pads¹</u>	<u>30-5.13</u>	<u>S</u>	<u>S</u>	<u>-</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13 14	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38 39	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14 15	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15 16	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16 17	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	30-5.17 18	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19 20	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20 21	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21 22	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24 25	S	S	S	S	-	S	-	-	S	-	S	-
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22 23	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23 24	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23 24	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23 24	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25 26	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27 28	-	-	-	-	-	-	-	-	P	-	P	P
Single Room Occupancy		S	S	-	-	S	P	-	P	P	S	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28 29	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28 29	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29 30	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30 31												

- 1. A Special Use Permit is required if a Food Truck Park proposes six (6) or more Food Truck Pads and whose external boundaries are less than 300 feet from the boundary of property zoned single-family residential or any property that is occupied by a single-family residential development.*

Table V - 9: Permitted Uses in Special Districts.

Use	Use Standards	AGR	AF	CON	ED	MID	PS*
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airports		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological gardens		-	-	P	-	-	P
Armor systems manufacturing and assembly		-	P	-	-	-	-
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campgrounds		P	-	-	-	-	P
Cemeteries		-	-	-	-	-	P
Community residential homes (up to 6 residents)	30-5.6	P	-	P	-	-	-
Correctional institutions		-	-	-	-	-	P
Day care center	30-5.7	-	-	-	-	P	P
Drive-through facilities	30-5.9	-	P	-	-	-	-
Emergency shelters		-	-	P	P	P	P

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers markets		P	-	-	-	-	P
Food distribution center for the needy	30-5.12	-	-	-	-	P	P
Food trucks	30-5.35 36	-	P	-	P	P	A
Food Truck Parks with less than 6 Pads	30-5.13	-	P	-	P	P	P
Food Truck Parks with six (6) or more Pads ¹ .	30-5.13	-	S	-	S	S	S
Fuel dealers		-	P	-	-	-	-
Funeral service and crematories		S	-	-	-	P	-
Gasoline/alternative fuel stations	30-5.13 14	-	P	-	-	-	P
Golf courses		P	P	-	-	-	P
Health services		-	P	-	-	P	P
Heliports		-	P	-	-	S	-
Hospitals		-	-	-	-	P	-
Hotels and motels		-	P	-	-	P	-
Libraries		-	-	-	-	-	P
Light assembly, fabrication and processing		-	P	-	-	-	-
Medical and dental laboratories		-	P	-	-	P	-
Medical marijuana dispensing facility		-	P	-	-	A	-
Membership sports and recreation clubs		P	P	-	-	-	P
Mini-warehouses, self-storage		-	P	-	-	-	-
Museums and art galleries		-	-	-	P	-	P
Offices		-	P	-	-	P	P
Offices, medical and dental		-	P	-	-	P	-
Outdoor storage, principal use	30-5.19 20	S	S	-	-	-	-
Parking, surface (as a principal use)	30-5.20 21	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Places of religious assembly	30-5.24 22	-	P	-	P	-	-
Public administration buildings		-	P	-	P	-	P
Public maintenance and storage facilities		-	P	-	-	-	P
Public parks and recreational facilities		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P
Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle parks and campsites		-	-	-	-	-	P
Rehabilitation centers	30-5.24 25	-	-	-	-	P	P
Research, development and testing service		-	P	-	-	P	-
Residences for destitute people	30-5.22 23	-	-	-	-	P	P
Restaurants		-	P	-	-	P	-
Retail nurseries, lawn and garden supply stores		S	P	-	-	-	-
Retail sales		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
Schools, elementary, middle & high (public & private)		-	-	-	P	-	-
Schools, professional		-	P	-	P	-	-
Schools, vocational and trade		-	P	-	P	-	-
Shooting ranges, outdoor	30-5.24 25	S	-	-	-	-	-

Use	Use Standards	AGR	AF	CON	ED	MD	PS*
Simulated gambling establishments		-	-	-	-	-	-
Single-family dwellings		P	-	P	-	-	-
Skilled nursing facility		-	-	-	-	P	-
Social service facilities (not elsewhere classified)	30-5.25 26	-	-	-	-	P	-
Solar generation station	30-5.27 28	P	P	-	-	-	P
Single Room Occupancy		-	P	-	-	P	-
Stadiums and athletic/sports arenas		-	-	-	P	-	P
Theaters, drive-in		-	S	-	-	-	-
Truck, train or bus terminal/maintenance facilities		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	30-5.28 29	-	P	-	-	-	P
Vehicles sales and rental		-	P	-	-	-	-
Veterinary services	30-5.29 30	P	P	-	-	-	-
Warehouse/distribution facilities (≤50,000 SF)		-	P	-	-	-	-
Warehouse/distribution facilities (>50,000 SF)		-	P	-	-	-	-
Waste management facilities		-	-	-	-	-	S
Water conservation areas, water reservoirs and control structures, drainage wells and water wells.		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facilities	See 30-5.30 31						

1. *A Special Use Permit is required if a Food Truck Park proposes six (6) or more Food Truck Pads and whose external boundaries are less than 300 feet from the boundary of property zoned single-family residential or any property that is occupied by a single-family residential development.*

C. Development Standards

1. Any parcel, lot, portion of a lot or property, submitted for use as a Food Truck Park with fewer than six (6) Food Truck Pads, shall be subject to Rapid development plan review in accordance with Article III, Division 9. – Development Plan Review of the Land Development Code.
2. Food Truck Parks shall be located on a legally established lot of record approved by the City of Gainesville. A Food Truck Park may also be operated on an outparcel or a portion of a lot or parcel which is part of an approved development site containing multiple development types.
4. A Food Truck Park operating after sunset shall comply with Sec. 30-6.12 D
5. A Food Truck Park may include the sale and/or consumption on premises of alcoholic beverages if it is located in a zoning district that allows sale and consumption of alcoholic beverages. Approval of the use shall be subject to the State, County and City of Gainesville’s regulations

D. Parking and Facilities for Automobiles, Motor Cycles, Scooters, and Bicycles Required for a Food Truck Park.

1. Except as provided in this section, the design, placement, dimensions and orientation of all parking provided for patrons of the Food Truck Park shall be regulated in accordance with standards listed in the City of Gainesville's Land Development Code Article VII – Parking and Loading of the City of Gainesville's Land Development Code.
2. Vehicular and bicycle parking are required and shall be provided at a ratio of two (2) spaces per Food Truck Pad. No automobile parking is required in zoning districts where automobile parking is not required. The applicant may request that existing parking, (automobile, bicycle, scooter and motorcycle) within 600 feet of the site be considered as part of required parking for the Food Truck Park.
3. Parking reductions may be granted for the facility based on estimated pedestrian traffic, subject to the criteria for parking reduction in Article VII. – Parking and Loading of the Land Development Code. Alternatives to asphalt and cement may be approved as part of the development review process if the applicant is able to demonstrate that the alternative will not result in the need for stormwater management and accumulation of mud or debris on the city right-of-way. Preference shall be given to designs focused on reducing automobile parking, that integrates tree preservation with the park design, integrate patron seating in a compatible manner with existing trees and natural physical environmental elements of the site.
4. Parking provided for a Food Truck Park shall not include any parking spaces that are reserved, encumbered, or designated to satisfy the off-street parking requirement of a business or activity that would operate at the same time as the Food Truck Park.
5. The surface of Food Truck Pads and associated facilities may be gravel or some other materials as approved by Public Works based on permeability and acceptable alternatives to Stormwater management practices.

E. Pedestrian facilities and Equipment

A Food Truck Park with five (5) or fewer Food Truck Pads may be allowed to use existing pedestrian and service infrastructure to service the proposed facility. Where it is determined that there is a need to facilitate the circulation of pedestrians accessing the site, sidewalk facilities shall be required.

F. Restrooms and Utilities

1. A Food Truck Park shall (may) provide the quantity and type of restroom facilities in accordance with Table PR II of FL Rule 64E-6.0101. A Food Truck

Park may satisfy the required number of restroom facilities by demonstrating access to existing surrounding bathroom facilities. Any allowable use accessory to the Food Truck Park may be required to provide temporary restroom facilities in accordance with FL Rule 64E-6.0101, Table PR I.

2. Electric services shall be provided to service the Food Truck Park in accordance with Chapter 27 (Utilities) of the City's Code of Ordinance. Each pad designed to accommodate Class I food trucks shall provide connections to allow electrical services in accordance with the regulations and standards of Gainesville Regional Utilities, Energy Delivery Service Guide.
3. Where applicable, the Food Truck Parks shall provide grease interceptors in accordance with the regulations and standards of Chapter 27 of the Code of Ordinances and the Gainesville Regional Utilities Service Guide.
4. Food Truck Parks shall provide central disposal areas to handle solid waste disposals and recycling facilities, consistent with Sec. 30-6.11-Solid waste disposal facilities of the Land Development Code and Article III – Solid Waste Disposal of the Code of Ordinance.
5. Food trucks operating within the park shall not operate a generator at the site unless emergency circumstances necessitate the need for use of a generator.

G. Ownership and Management of the Food Truck Park

1. Each Food Truck Park shall designate management personnel or team as the responsible agent for the park. The agent shall be registered with the City as the responsible agent for the park. The manager shall be responsible for the orderly organization of mobile vending units, the cleanliness of the site, and the site's compliance with all rules and regulations during working hours. Such persons shall have the authority to address and resolve issues of permitting and compliance, operations and maintenance of the facility.

H. Accessory Central Activity Areas

1. All areas designated as accessory central activity areas for the Food Truck Park shall be clearly designated on the development plan.
2. The operation of those areas shall comply with the City's noise ordinance and shall be regulated in the same manner as a typical theatre, performance area or activity stage located within the limits of the City of Gainesville.

I. Landscaping, Tree Preservation and Environmental Considerations

1. Except as provided in this section, landscaping, tree management and environmental elements of a site proposed as a Food Truck Park shall comply with the requirements of Article VIII of the City of Gainesville's Land Development Code.
2. During development plan review, existing landscaping or natural vegetation shall be used to assess compliance with required landscaping. The relationship of the proposed facility to the adjacent street shall be assessed to determine the need for street buffers or incompatible use buffers as necessary to achieve compatibility with surrounding uses.

J. Signage

1. Except as provide herein, signage shall be in accordance with Article IX of the Land Development Code.
2. A Food Truck Park may have a single free-standing sign identifying the park. The allowable signage area may include panels for identifying food truck located and operating within the park.

- Sec. ~~30-5.13.~~ 30.5.14 Gasoline and Alternative Fuel Stations.
Sec. ~~30-5.14.~~ 30.5.15 Industrial Uses.
Sec. ~~30-5.15.~~ 30.5.16 Junkyards and salvage yards.
Sec. ~~30-5.16.~~ 30.5.17 Light assembly, fabrication and processing.
Sec. ~~30-5.17.~~ 30.5.18 Microbreweries/microwineries/microdistilleries.
Sec. ~~30-5.18.~~ 30.5.19 Mini-warehouses/self-storage facilities.
Sec. ~~30-5.19.~~ 30.5.20 Outdoor storage.
Sec. ~~30-5.20.~~ 30.5.21 Parking, surface.
Sec. ~~30-5.21.~~ 30.5.22 Places of religious assembly.
Sec. ~~30-5.22.~~ 30.5.23 Residences for destitute people.
Sec. ~~30-5.23.~~ 30.5.24 Sexually oriented businesses.
Sec. ~~30-5.24.~~ 30.5.25 Shooting ranges, outdoor.
Sec. ~~30-5.25.~~ 30.5.26 Social service facilities.
Sec. ~~30-5.26.~~ 30.5.27 Social service homes/halfway houses.
Sec. ~~30-5.27.~~ 30.5.28 Solar generation station.
Sec. ~~30-5.28.~~ 30.5.29 Vehicle services or repair.
Sec. ~~30-5.29.~~ 30.5.30 Veterinary services.

Sec. ~~30-5.30~~. [30.5.31](#) Wireless communication facilities and antenna regulations.

DIVISION 2. - ACCESSORY USES AND STRUCTURES

Sec. ~~30-5.31~~. [30.5.32](#) - Generally.

Sec. ~~30-5.32~~. [30.5.33](#) Accessory automotive detailing.

Sec. ~~30-5.33~~. [30.5.34](#) Accessory dwellings.

Sec. ~~30-5.34~~. [30.5.35](#) Consolidated apartment management offices.

Sec. ~~30-5.35~~. [30.5.36](#) Food trucks.

Sec. ~~30-5.36~~. [30.5.37](#) Fowl or livestock, accessory to residential uses.

Sec. ~~30-5.37~~. [30.5.38](#) Home occupations. modified

Sec. ~~30-5.38~~. [30.5.39](#) Ice manufacturing/vending machines.

Sec. ~~30-5.39~~. [30.5.40](#) Outdoor accessory display and storage.

Sec. ~~30-5.40~~. [30.5.41](#) Outdoor cafes. modified

Sec. ~~30-5.41~~. [30.5.42](#) Patrons' dogs within outdoor portions of restaurants.

Sec. ~~30-5.42~~. [30.5.43](#) Portable storage units and roll-offs.

Sec. ~~30-5.43~~. [30.5.44](#) Recreational, service and commercial vehicle parking and storage.

Sec. ~~30-5.44~~. [30.5.45](#) Sidewalk cafés.

• **ARTICLE V. – USE STANDARDS. DIVISION 2. ACCESSORY USES AND STRUCTURES**

Sec. ~~30-5.34~~. [30.5.35](#) Consolidated apartment management offices.

Consolidated apartment management offices (defined in article II) are allowed as an accessory use to multiple-family uses, subject to the following:

- A. The maximum square footage for a consolidated apartment management office shall be 2,000 square feet.
- B. Parking. A maximum of three off-street parking spaces is allowed per consolidated apartment management office.
- C. Location. A consolidated apartment management office shall be located at least 150 feet from property zoned for single-family residential use.
- D. Number of apartments. Each consolidated apartment management office shall manage at least 50 apartment units. No apartment unit shall be counted towards this number for more than one such office.

Sec. ~~30-5-35~~. 30.5.36 Food trucks

- A. *Intent.* The intent of this section is to allow and provide regulations for food trucks as a temporary use on private property.
- B. *General regulations.* Food trucks may be located on property in: 1) zoning districts that allow food trucks as a use by right and 2) planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments, both as defined in Article II. The use and operation of food trucks shall be subject to the following regulations:
1. Except as provided in subsection C. below, the number of food trucks allowed per lot or combination of contiguous lots under common ownership is limited to one food truck per one-half acre of land area or fraction thereof.
 2. Food trucks may operate only between the hours of 7:00 a.m. and 4:00 a.m. the following day, and may be located on the lot of operation no earlier than 6:00 a.m. and shall be removed and returned to the property's original condition no later than 5:00 a.m. the following day. This hours of operation regulation shall not apply to food trucks that operate as part of and on the location of a restaurant.
 3. ~~Food trucks shall be located at least 50 linear feet from any restaurant during such restaurant's operating hours. This distance shall be measured by extending a straight line from the food truck to either the main entrance or any outdoor seating area of the restaurant. This regulation shall not apply if the owner(s) or authorized agent(s) of all restaurants within 50 linear feet have provided written consent, and shall not apply to food trucks that operate as part of and on the location of a restaurant.~~
 4. Food trucks shall be located in an area that will not obstruct vehicular or pedestrian circulation, bus stops, or any ingress or egress from building entrances or exits, and shall be setback at least 15 feet from fire hydrants.
 5. Food trucks and any associated seating areas shall not occupy any parking spaces reserved for persons with disabilities. In addition, food trucks and any associated seating areas shall not, during the operating hours of any principal use, occupy parking spaces provided to meet the minimum parking requirements of that principal use.
 6. Appropriate trash containers shall be provided, and all sidewalks, parking areas, and other pedestrian spaces shall be kept clean and free from any refuse or obstruction.
 7. Each food truck shall be equipped with at least one approved portable fire extinguisher with a minimum rating of 8 BC.
 8. Food trucks shall be licensed to operate by the State of Florida and shall receive any necessary approvals from Florida Department of Business and Professional Regulations, The Florida Department of Health, The Florida Department of Agriculture and Consumer Services and the City of Gainesville. Food trucks shall comply with state/county health department licensing requirements for preparing and selling food items. All food truck operations must comply with Florida Administrative Code 61C-4.0161 Mobile Food Dispensing Vehicles.

- C. *Food truck special events.* An owner, or authorized agent, of property located in a zoning district specified in subsection B. above may apply for a food truck special event permit under this section to allow food trucks to operate on the property in a greater number than allowed under subsection B. above. A [separate permit is not required for food trucks operating in conjunction with a business with a food truck special event issued](#) under this section. ~~where food trucks will be operating as part of a special event that is permitted under another section of the Code of Ordinances.~~ A property owner or authorized agent shall apply for a permit by paying the fee specified in appendix A and submitting an application to the [City of Gainesville, code enforcement division](#) on a form furnished by the City. The application shall include a site layout plan drawn to scale that includes dimensions and the proposed location of the food truck special event area, all entrances and exits to the property, parking areas, bus stops, loading zones, fire hydrants and any other information reasonably required by the city manager or designee to determine whether the food truck special event is in compliance with all applicable requirements of the Code of Ordinances. Upon determination that the application meets all applicable requirements of this section and the Code of Ordinances, the city manager or designee shall issue a food truck special event permit. A food truck special event permit may be issued no more than once every 30 days per location.
- D. *Special Event Standards.* In addition to the regulations numbered 3. through 8. set forth in subsection B. above, food truck special events shall be subject to the following regulations. In the event of conflict between the regulations in this subsection and subsection B. above, the regulations in this subsection shall prevail.
1. Food truck special events may take place only between the hours of 5:00 p.m. and 2:00 a.m. the following day, for no more than two consecutive days. Food truck special events area may be set up no earlier than 3:00 p.m. and shall be returned to the property's original condition no later than four hours after the event.
 2. Vehicular traffic shall be prohibited within the designated food truck special event area.
 3. [Food trucks operating as part of a food truck special event shall be properly licensed by Florida Department of Business and Professional Regulations, The Florida Department of Health, The Florida Department of Agriculture and Consumer Services and the City of Gainesville.](#)
 4. [Food trucks shall comply with state/county health department licensing requirements for preparing and selling food items. All food truck operation must comply with Florida Administrative Code 61C-4.0161 Mobile Food Dispensing Vehicles.](#)

Currently food trucks tend to operate at social, recreational and other activity events with large public gatherings. It is anticipated that similarly, Food Truck Parks may wish to host similar events with large public gatherings. The ordinance allows such activities as accessory to a Food Truck Park and provides for review and permitting such events at varying scales.

12. Licensing and Permitting

All Food Truck Parks shall be required to obtain permits from Florida Department of Business and Professional Regulations, The Florida Department of Health, The Florida Department of Agriculture and Consumer Services and Alachua County relevant regulations. Evidence of all required State and County permits shall be presented to the City at the time of application for a local permit.

Permits shall be required from Gainesville Regional Utilities and where applicable, permits for Grease interceptor. A Utility Construction permit shall be required in compliance with GRU requirements.

13. Prohibitions:

Some prohibitions are included with the ordinance; they include noise limitations, use of portable generators and amplified music not within designated activity areas. The disposal of grease and waste material into Stormwater systems, tree pits, sidewalks, streets and parking lots are prohibited.

14. Administrative Rules

Staff intends to adopt a set of administrative rules which shall be used to facilitate applicants through the permitting process. This will also be extended to the existing temporary food truck permitting.

STAFF RECOMMENDATION:

Staff recommends approval of Petition PB-19-94 TCH forwarding a recommendation that the City Commission adopt Attachment "A" - Draft Ordinance Food Truck Parks.

LIST OF APPENDICES:

Attachment A: Draft Ordinance Food Truck Parks

Attachment B: Comprehensive Plan and Land Development Code References

Attachment C: Application and Supporting Documents



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

ATTACHMENT “B” – COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

REFERENCES

Petition DB-19-94 TCH

December 10, 2019

Attachment A: Draft Ordinance Food Truck Parks

Attachment B: Comprehensive Plan and Land Development Code References

Attachment C: Application and Supporting Documents

Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element

GOAL 1

IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 1.3.3

Centers should, to the extent feasible, contain a range of mixed land use types preferably within a one-quarter mile area including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly, and medical uses. The uses should be compact and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

Objective 1.4

Adopt land development regulations that promote mixed-use development.

Policy 2.1.1

The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;

b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;

c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;

d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Policy 2.2.3

The City shall work to ensure that adequate public infrastructure is in place for development of the Gainesville Innovation Zone.

GOAL 3

ACHIEVE THE HIGHEST LONG-TERM QUALITY OF LIFE FOR ALL GAINESVILLE RESIDENTS CONSISTENT WITH SOUND SOCIAL, ECONOMIC, AND ENVIRONMENTAL PRINCIPLES THROUGH LAND DEVELOPMENT PRACTICES THAT MINIMIZE DETRIMENTAL IMPACTS TO THE LAND, NATURAL RESOURCES, AND URBAN INFRASTRUCTURE.

GOAL 4

THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Objective 4.6

The City's Land Development Code shall provide a regulating mechanism to ensure consistency between the land use categories established in this Future Land Use Element and the zoning districts established in the Land Development Code.

Policy 4.6.1

The City's Land Development Code shall implement the land use categories created by this Comprehensive Plan and shall regulate all development until superseded by new land development regulations as required by this Comprehensive Plan. The Land Development Code shall designate the zoning districts that implement the land use categories created by this Comprehensive Plan. Proposed developments that do not fall within the parameters of existing zoning districts may be permitted to develop as Planned Developments and shall meet all the requirements of that zoning classification and the Future Land Use Element.

GOAL 5

ENHANCE THE CITY'S URBAN FORM THROUGH THE IMPLEMENTATION OF DESIGN STANDARDS IN THE LAND DEVELOPMENT CODE AND THROUGH COORDINATION WITH THE UNIVERSITY OF FLORIDA.

Objective 5.1

Urban design standards established in the Land Development Code shall enhance the sense of place, improve the urban form, and provide for the safety and comfort of pedestrians, bicycles, transit, and other vehicles in the City. These standards shall reflect a commitment to improve and maintain the vitality of the City and its neighborhoods.

Objective 5.4

The City shall partner with neighborhoods to facilitate effective communication between the neighborhood residents and the City and develop specific actions to address neighborhood identified goals and improvements.

Sec. 30-5.35. - Food trucks.

- A. The intent of this section is to allow and provide regulations for food trucks as a temporary use on property.
- B. *General regulations.* Food trucks may be located on property in: 1) zoning districts that allow food trucks as a use by right and 2) planned development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments, both as defined in article II. The use and operation of food trucks shall be subject to the following regulations:
1. Except as provided in subsection C. below, the number of food trucks allowed per lot or combination of contiguous lots under common ownership is limited to one food truck per one-half acre of land area or fraction thereof. For example, a maximum of one food truck is allowed on lots with a land area of one-half acre or less, a maximum of two food trucks are allowed on lots with a land area of one acre or less, and so on.
 2. Food trucks may operate only between the hours of 7:00 a.m. and 4:00 a.m. the following day, and may be located on the lot of operation no earlier than 6:00 a.m. and shall be removed and returned to the property's original condition no later than 5:00 a.m. the following day. This regulation shall not apply to food trucks that operate as part of and on the location of a restaurant.
 3. Food trucks shall be located at least 50 linear feet from any restaurant during such restaurant's operating hours. This distance shall be measured by extending a straight line from the food truck to either the main entrance or any outdoor seating area of the restaurant. This regulation shall not apply if the owner(s) or authorized agent(s) of all restaurants within 50 linear feet have provided written consent, and shall not apply to food trucks that operate as part of and on the location of a restaurant.
 4. Food trucks shall be located in an area that will not obstruct vehicular or pedestrian circulation, bus stops, or any ingress or egress from building entrances or exits, and shall be setback at least 15 feet from fire hydrants.
 5. Food trucks and any associated seating areas shall not occupy any parking spaces reserved for persons with disabilities. In addition, food trucks and any associated seating areas shall not, during the operating hours of any principal use, occupy parking spaces provided to meet the minimum parking requirements of that principal use.
 6. Appropriate trash containers shall be provided, and all sidewalks, parking areas, and other pedestrian spaces shall be kept clean and free from any refuse or obstruction.
 7. Each food truck shall be equipped with at least one approved portable fire extinguisher with a minimum rating of 8 BC.
 8. Food trucks shall be licensed to operate by the State of Florida and shall receive any necessary approvals from Florida Department of Business and Professional Regulations and the City of Gainesville. Food trucks shall comply with state/county health

department licensing requirements for preparing and selling food items.

- C. *Food truck special events.* An owner, or authorized agent, of property located in a zoning district specified in subsection B. above may apply for a food truck special event permit under this section to allow food trucks to operate on the property in a greater number than allowed under subsection B. above. A permit is not required under this section where food trucks will be operating as part of a special event that is permitted under another section of the Code of Ordinances. A property owner or authorized agent shall apply for a permit by paying the fee specified in appendix A and submitting an application to the code enforcement division on a form furnished by the city. The application shall include a site layout plan drawn to scale that includes dimensions and the proposed location of the food truck special event area, all entrances and exits to the property, parking areas, bus stops, loading zones, fire hydrants and any other information reasonably required by the city manager or designee to determine whether the food truck special event is in compliance with all applicable requirements of the Code of Ordinances. Upon determination that the application meets all applicable requirements of this section and the Code of Ordinances, the city manager or designee shall issue a food truck special event permit. A food truck special event permit may be issued no more than once every 30 days per location.

In addition to the regulations numbered 3. through 8. set forth in subsection B. above, food truck special events shall be subject to the following regulations. In the event of conflict between the regulations in this subsection and subsection B. above, the regulations in this subsection shall prevail.

1. Food truck special events may take place only between the hours of 5:00 p.m. and 2:00 a.m. the following day, for no more than two consecutive days. Food truck special events area may be set up no earlier than 3:00 p.m. and shall be returned to the property's original condition no later than four hours after the event.
2. Vehicular traffic shall be prohibited within the designated food truck special event area.

Sec. 30-4.12. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	<u>30-5.33</u>	-	P	P	P	P	P	P	P	-	-
Adult day care homes	<u>30-5.2</u>	P	P	P	P	P	P	P	P	P	P

Community residential homes (up to 6 residents)	<u>30-5.6</u>	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	<u>30-5.6</u>	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	<u>30-5.8</u>	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	<u>30-5.8</u>	-	-	P	P	P	P	P	P	P	P
Family child care homes	<u>30-5.10</u>	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	<u>30-5.3</u>	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	<u>30-5.4</u>	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	<u>30-5.5</u>	-	-	-	-	-	-	P	P	-	-

Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P	P
Day care center	<u>30-5.7</u>	-	S	S	P	P	P	P	P	P	P	P
Drive-through facility	<u>30-5.9</u>	-	-	-	-	-	P	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P	P
Farmers market	<u>30-5.11</u>	-	-	-	-	-	P	P	P	P	P	P
Food distribution for the needy	<u>30-5.12</u>	-	-	-	-	-	-	-	S	S	S	S
Food truck	<u>30-5.35</u>	-	-	-	A	-	P	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P	P
Gasoline/alternative fuel station	<u>30-5.13</u>	-	-	-	-	-	S ¹	P	P	-	-	-
Health services		-	-	-	-	-	P	P	P	P	P	P
Hotel		-	-	-	-	-	-	P	P	P	P	P

Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	<u>30-5.16</u>	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery Microwinery Microdistillery ²	<u>30-5.17</u>	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	<u>30-5.18</u>	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office - medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	<u>30-5.20</u>	-	-	-	-	-	-	-	-	S	S

Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Places of religious assembly	<u>30-5.21</u>	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	<u>30-5.22</u>	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P

School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	<u>30-5.25</u>	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	<u>30-5.28</u>	-	-	-	-	-	-	P	P	-	-
Vehicle repair	<u>30-5.28</u>	-	-	-	-	-	-	P	-	-	-
Veterinary services	<u>30-5.29</u>	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See <u>§ 30-5.30</u>										

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

(Ord. No. 160685, § 2, 3-15-18; Ord. No. 170975, § 1, 2-21-19)

Sec. 30-4.19. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	<u>30-5.33</u>	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	<u>30-5.2</u>	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	<u>30-5.6</u>	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	<u>30-5.6</u>	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	<u>30-5.6</u>	P	P	P	P	-	-	-	-	-	P	-	-
Dormitory, large	<u>30-5.8</u>	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	<u>30-5.8</u>	S	S	S	P	-	S	-	-	-	-	-	-

Family child care homes	<u>30-5.10</u>	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	<u>30-5.3</u>	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	<u>30-5.16</u>	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	<u>30-5.4</u>	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	<u>30-5.5</u>	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	<u>30-5.7</u>	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	<u>30-5.9</u>	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	<u>30-5.12</u>	-	-	-	-	-	S	-	S	S	-	-	-

Food truck	<u>30-5.35</u>	P	P	A	A	P	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P	
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-	
Gasoline/alternative fuel stations	<u>30-5.13</u>	S	S	-	-	-	P	P	P	S	P	S	S	
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S	
Health services		P	P	P	P	P	-	-	-	-	P	-	-	
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-	
Ice manufacturing/vending machines	<u>30-5.38</u>	-	-	-	-	-	S	S	S	A	A	A	A	
Industrial	<u>30-5.14</u>	-	-	-	-	-	-	-	-	-	-	P	P	
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-	
Junkyard/Salvage Yard	<u>30-5.15</u>	-	-	-	-	-	-	-	-	-	-	S	P	
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P	
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-	
Libraries		-	P	-	-	P	-	-	-	-	P	-	-	

Light assembly, fabrication, and processing	<u>30-5.16</u>	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	<u>30-5.17</u>	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	<u>30-5.19</u>	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	<u>30-5.20</u>	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	<u>30-5.21</u>	P	P	P	P	P	P	P	P	P	P	-	-

Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P	
Public parks		S	S	S	S	P	P	P	P	P	P	P	P	
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P	
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P	
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P	
Rehabilitation centers	<u>30-5.24</u>	S	S	S	S	-	S		-	S	-	S		
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P	
Residences for destitute people	<u>30-5.22</u>	S	S	S	S	-	S	-	S	-	-	-	-	
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-	
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S	
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-	
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P	

Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	<u>30-5.23</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	<u>30-5.23</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	<u>30-5.23</u>	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	<u>30-5.25</u>	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	<u>30-5.27</u>	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	<u>30-5.28</u>	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-

Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	<u>30-5.28</u>	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	<u>30-5.29</u>	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	<u>30-5.30</u>												

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

(Ord. No. 160685, § 3, 3-15-18; Ord. No. 170975, § 3, 2-21-19)

Sec. 30-4.23. - Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V-9: Permitted Uses in Special Districts.

Use	Use Standards	AGR	AF	CON	ED	MD	PS *
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airports		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological gardens		-	-	P	-	-	P
Armor systems manufacturing and assembly		-	P	-	-	-	-
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campgrounds		P	-	-	-	-	P
Cemeteries		-	-	-	-	-	P
Community residential homes (up to 6 residents)	<u>30-5.6</u>	P	-	P	-	-	-
Correctional institutions		-	-	-	-	-	P

Day care center	<u>30-5.7</u>	-	-	-	-	P	P
Drive-through facilities	<u>30-5.9</u>	-	P	-	-	-	-
Emergency shelters		-	-	P	P	P	P
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers markets		P	-	-	-	-	P
Food distribution center for the needy	<u>30-5.12</u>	-	-	-	-	P	P
Food trucks	<u>30-5.35</u>	-	P	-	P	P	A
Fuel dealers		-	P	-	-	-	-
Funeral service and crematories		S	-	-	-	P	-
Gasoline/alternative fuel stations	<u>30-5.13</u>	-	P	-	-	-	P
Golf courses		P	P	-	-	-	P
Health services		-	P	-	-	P	P
Heliports		-	P	-	-	S	-
Hospitals		-	-	-	-	P	-
Hotels and motels		-	P	-	-	P	-
Libraries		-	-	-	-	-	P

Light assembly, fabrication and processing		-	P	-	-	-	-
Medical and dental laboratories		-	P	-	-	P	-
Medical marijuana dispensing facility		-	P	-	-	A	-
Membership sports and recreation clubs		P	P	-	-	-	P
Mini-warehouses, self-storage		-	P	-	-	-	-
Museums and art galleries		-	-	-	P	-	P
Offices		-	P	-	-	P	P
Offices, medical and dental		-	P	-	-	P	-
Outdoor storage, principal use	<u>30-5.19</u>	S	S	-	-	-	-
Parking, surface (as a principal use)	<u>30-5.20</u>	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Places of religious assembly	<u>30-5.21</u>	-	P	-	P	-	-
Public administration buildings		-	P	-	P	-	P
Public maintenance and storage facilities		-	P	-	-	-	P
Public parks and recreational facilities		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P

Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle parks and campsites		-	-	-	-	-	P
Rehabilitation centers	<u>30-5.24</u>	-	-	-	-	P	P
Research, development and testing service		-	P	-	-	P	-
Residences for destitute people	<u>30-5.22</u>	-	-	-	-	P	P
Restaurants		-	P	-	-	P	-
Retail nurseries, lawn and garden supply stores		S	P	-	-	-	-
Retail sales		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
Schools, elementary, middle & high (public & private)		-	-	-	P	-	-
Schools, professional		-	P	-	P	-	-
Schools, vocational and trade		-	P	-	P	-	-
Shooting ranges, outdoor	<u>30-5.24</u>	S	-	-	-	-	-
Simulated gambling establishments		-	-	-	-	-	-
Single-family dwellings		P	-	P	-	-	-
Skilled nursing facility		-	-	-	-	P	-

Social service facilities (not elsewhere classified)	<u>30-5.25</u>	-	-	-	-	P	-
Solar generation station	<u>30-5.27</u>	P	P	-	-	-	P
Stadiums and athletic/sports arenas		-	-	-	P	-	P
Theaters, drive-in		-	S	-	-	-	-
Truck, train or bus terminal/maintenance facilities		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	<u>30-5.28</u>	-	P	-	-	-	P
Vehicles sales and rental		-	P	-	-	-	-
Veterinary services	<u>30-5.29</u>	P	P	-	-	-	-
Warehouse/distribution facilities (≤50,000 SF)		-	P	-	-	-	-
Warehouse/distribution facilities (>50,000 SF)		-	P	-	-	-	-
Waste management facilities		-	-	-	-	-	S
Water conservation areas, water reservoirs and control structures, drainage wells and water wells.		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facilities	See <u>30-5.30</u>						

LEGEND:

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

* = Other uses may be allowed as designated by the ordinance rezoning a property to PS.

(Ord. No. 160685, § 4, 3-15-18; Ord. No. 170975, § 4, 2-21-19)



**City of Gainesville
Department of Doing
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

ATTACHMENT “C” – APPLICATION AND SUPPORTING DOCUMENTS

Petition DB-19-94 TCH

December 10, 2019

Attachment A: Draft Ordinance Food Truck Parks

Attachment B: Comprehensive Plan and Land Development Code References

Attachment C: Application and Supporting Documents

APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-19-00094</u>	Fee: \$ <u>703.75</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>N/A</u>	Receipt No. <u>87649</u>
Account No. 001-660-6680-3401 <input checked="" type="checkbox"/>	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name:	Trimark Properties, LLC. / John L Fleming
Applicant/Agent Address:	321 SW 13th Street
City:	Gainesville
State:	Florida
Zip:	32601
Applicant/Agent Phone:	352-376-6223
Applicant/Agent Fax:	

Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text []	Other []
Section/Appendix No.:	Element & Goal, Objective or Policy	Specify:
30-5.35	No.:	
Food Trucks		

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):
See attached.

Certified Cashiers Receipt:

Proposed Text Amendment/Changes to
Section 30-5.35 of the City of Gainesville's Land Development Code

1. *Adjust Sub-section / bullet A, as follows:*

- A. *The intent of this section is to allow and provide regulation for food trucks on a temporary and, or permanent use on property.*

2. *Adjust Sub-section / bullet B, as follows:*

- B. *General Regulations. Food trucks may be located on property in: 1) zoning districts that allow food trucks as a use by right and 2) Planned Development (PD) zoning districts that allow either restaurants or alcoholic beverage establishments, both as defined in Article II. The use and operation of food trucks, when approved as a temporary use, shall be subject to the following regulations*

3. *Change Sub-section / bullet C to bullet D and add a new bullet C, to read as follows:*

- C. *~~Food Truck Special Events.~~ Food Truck Parks. Where the general regulations enumerated in this section have been met, a food truck park may be established, as a special use, for up to five years. Beyond five years, the City Manager, shall be authorized to extend the special use, for an additional five years. The use and operation of the food truck park shall be subject to the following regulations.*

1. *The number of food trucks allowed per food truck park shall be limited to 4 food trucks per half-acre.*
2. *No generators shall be allowed, unless in emergency use, in all other instances, a food truck park shall provide utility hooks ups for electricity and potable water.*
3. *Temporary restroom and hand washing facilities shall be required, where public accommodations are not otherwise available within 500-feet of the food truck park.*
4. *There shall be no restriction on food truck operators as related to duration of time at the food truck park, accept as provided by any lease agreement / rules established by the park's operator.*
5. *Solid waste disposal facilities shall not be required.*
6. *Other**

** these would include eliminating any requirement for paving (concrete sidewalks, etc.) instead providing stabilized paths / queueing spaces (compacted fines, pavers, etc.); lighting requirements to be less restrictive than those found in 30-6.12.*

- D. *Food Truck Special Events. Move all language currently in Sub-section C of 30-5.35 to bullet D.*

Operator: Michael Hoge

JUL 31 2019

Receipt no: 87649

Item	Description	Account No	Payment	Payment Reference	Paid
PB-19-00094 123 NO ADDRESS Trimark Props - Food Truck Amendment	Text Change Land Development Code	001-660-6680-3401	CREDIT		\$703.75
Total:					\$703.75

Transaction Date: 07/31/2019

Time: 11:13:25 EDT

