

1 proposed ordinance and of a Public Hearing in the City Commission Meeting Room, First Floor,
2 City Hall, in the City of Gainesville; and

3 **WHEREAS**, Public Hearings were held pursuant to the published notices described at
4 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
5 heard.

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

8 **Section 1.** The Zoning Map Atlas of the City of Gainesville is amended by
9 rezoning the following described property from " OF: General office district"; "MU-1:
10 10-30 units/acre mixed use low intensity"; and "RMF-8: 8-30 units/acre multiple-family
11 residential district" to "Planned Development District";

12 See Exhibit "A" attached hereto and made a
13 part hereof as if set forth in full.
14

15 **Section 2.** The City Manager or designee is authorized and directed to make the
16 necessary change in the Zoning Map Atlas to comply with this Ordinance.

17 **Section 3.** The Development Plan attached to this Ordinance which consists of
18 the following:

- 19 1. the development plan report entitled "Park Central Holdings (PCH)
20 Planned Development (PD) Report for Application 10 PDV", received in the
21 Planning Division on April 16, 2004, attached and identified as Exhibit "B"; and
- 22 2. development plan maps consisting of 4 sheets: 1) "Cover Sheet", last revised on
23 June 1, 2004; 2) "Existing Conditions Map", last revised on June 1, 2004; 3) "Existing

1 Vegetation Map” last revised on June 1, 2004; and 4) “PD Layout Plan Map” last revised
2 on June 9, 2004; identified as Exhibit “C”, are incorporated and made a part of this
3 Ordinance as if set forth in full. The terms, conditions, and limitations of the
4 Development Plan shall regulate the use and development of the land described herein
5 zoned to the category of Planned Development District as provided in Chapter 30, Land
6 Development Code of the City of Gainesville (hereinafter referred to as “Land
7 Development Code”). In the event of conflict between the provisions of the development
8 plan report (Exhibit "B") and the development plan maps (Exhibit "C"), the provisions,
9 regulations, and restrictions of the development plan maps (Exhibit "C") shall govern and
10 prevail.

11 **Section 4.** The following additional conditions, restrictions and regulations shall apply to
12 the development and use of the land:

13 Condition 1. Up to 15,000 square feet of non-residential uses may be allowed on area
14 designated as “areas where non-residential use may be allowed” parcel 14097-001 and 14097-
15 002, as shown on Sheet 4 of Exhibit “C” along Northwest 13th Street. The specifically permitted
16 non-residential uses are those designated on Attachment D, attached hereto and made a part
17 hereof as if set forth in full.

18
19 Condition 2. Any use as permitted under Attachment “D” shall be located in a multi-
20 story building with a design and architectural pattern that is compatible with the remainder of the
21 development, and must comply with development requirements of the Special Area Plan for
22 Traditional City of the City’s Land Development Code. Such uses shall be subject to
23 development plan review.

24
25 Condition 3. A creek setback line has been established along the south side of the creek
26 as shown on Sheet 4 of Exhibit “C”. There shall be no development on the north side of the
27 creek, except for fencing and a stormwater management facility.

28
29 Condition 4. An appropriate structure, such as a building with a compatible configuration
30 and orientation, a fence and/or an above grade boardwalk system with a railing may be erected
31 between the residential buildings and the areas designated as creek setback on the south side of

1 the creek. Any improvements or development shall address construction activity, safety after
2 construction and the need to protect the creek system and its buffers from activities that would be
3 detrimental to the creek. The exact type, location and nature of the fencing shall be determined
4 during development plan review.
5

6 Condition 5. Prior to development plan approval, the owner/applicant shall coordinate
7 with staff: Public Works, Planning, Alachua County Department of Environmental Services and
8 the City Arborist to establish an exact limit of development/creek setback along the north side of
9 the creek. The designated area shall be plotted out in the field and designated on the
10 development plan.
11

12 Condition 6. Except for routine maintenance activities, no development, beyond
13 construction of the fence and/or an above grade boardwalk system with a railing or stormwater
14 management, shall be allowed within or over the areas delineated as the "Creek Setback Area"
15 located north and south of the creek (See Sheet 4 of Exhibit "C"). Routine maintenance shall
16 mean the following:
17

18 the regular care and upkeep of property, which includes vegetative watering,
19 trimming and pruning, and removal of invasive species upon the property.
20 Maintenance also will include the regularly scheduled cleaning and removal from
21 the site of miscellaneous debris and trash.
22

23 Condition 7. Any building along Northwest 13th Street shall be setback a minimum
24 distance between 15 to 30 feet from the curb line. The exact placement must facilitate the
25 following conditions:
26

- 27 a. allow sidewalks between 6 to 8 feet in width;
- 28 b. allow placement of street trees;
- 29 c. provide for the greatest pedestrian safety,

30 subject to final development plan approval.
31

32 Condition 8. Any building along Northwest 13th Street and Northwest 7th Avenue, shall
33 present a unified architectural style, which reflects a multiple-unit facade, each with a separate
34 identity, subject to final development plan approval. Entrances at ground level shall be oriented
35 towards the street with stairs, porches or a compatible entrance feature directly related to the
36 adjacent sidewalk.
37

38 Condition 9. Building height shall be a minimum of two stories and a maximum of five
39 stories or 65 feet along Northwest 13th Street. If more than three stories are proposed along
40 Northwest 13th Street, the upper stories shall be terraced or stepped back.
41

42 Condition 10. Building height along Northwest 7th Avenue shall be a maximum of three
43 stories or 39 feet, as measured from the finished floor elevation to the top plate of the highest

1 story and excluding stair towers. Overall building height on the subject property shall not exceed
2 five (5) stories or 65 feet.

3
4 Condition 11. Existing trees along Northwest 12th Street shall be preserved, except those
5 determined by the city arborist to be invasive species or that have no significant value.
6

7 Condition 12. Development allowed on the portion of the property between the creek and
8 N.W. 8th Avenue, shall be limited to fencing and stormwater management. The type of fencing,
9 the nature, design and configuration of the stormwater management facilities shall meet
10 requirements of this ordinance and the Land Development Code. A determination as to whether
11 the proposed development is in compliance will be issued at development plan review.
12

13 Condition 13. The existing billboard on the subject property shall be removed during
14 commencement of site work. The city shall have no liability in the removal of such billboard or
15 other related graphics.
16

17 Condition 14. Signage for the development shall be in accordance with the Land
18 Development Regulations.
19

20 Condition 15. The maximum allowable density on the subject property shall be 30
21 dwelling units per acre with a maximum of 225 residential units. There shall be no residential
22 units located north of the creek.
23

24 Condition 16. One vehicular ingress/egress driveway will be allowed onto Northwest 7th
25 Avenue and one driveway onto Northwest 13th Street. The configuration and location of each
26 access shall be subject to development plan approval. The reviewing body shall impose
27 standards appropriate to facilitating safe and efficient movement of vehicular, bicycle and
28 pedestrian traffic. All traffic improvements associated with the impact of this development shall
29 be made at the full cost and expense of the owner/applicant. The final determination of access
30 points shall also be based on a full traffic analysis, such as the analysis provided by the
31 owner/applicant with the petition submitted by the owner/developer with the rezoning
32 application.
33

34 Condition 17. The design, placement, configuration and use of the limited access
35 points/emergency/occasional service points, off of Northwest 12th Street shall be subject to
36 development plan approval. The design approved by the reviewing body, shall be based on
37 development standards and regulations of the jurisdiction having authority over the specific right-
38 of-way. Access to rights-of-way ingress/egress points on Northwest 12th Street shall only occur
39 during limited times, as approved during development plan review, which shall be managed by
40 the property owner/management. Emergency access will be controlled by a 3M Opticon system
41 or similar system.
42

1 Condition 18. During development plan review, the city shall analyze the proposed
2 development in terms of its traffic impact on the existing roadway and traffic signalization
3 patterns. The owner/applicant shall be required to make improvements at its own cost and
4 expense commensurate with the potential impacts of the development on the roadway system.
5

6 Condition 19. The development shall provide vehicular and bicycle parking that
7 complies with the parking standards of the City's Land Development Code for multiple family
8 and commercial uses, as applicable.
9

10 Condition 20. On street parking may be permitted by the City but it shall be available to
11 the general public.
12

13 Condition 21. Along Northwest 12th Street, building setbacks shall be established in a
14 manner that will preserve the existing non-invasive trees, which are greater than eight (8")
15 inches. During development plan review, the development review board and/or the city manager
16 or his designee, may allow removal of trees based on safety and health of the specific tree(s) at
17 issue.
18

19 Condition 22. Along NW 7th Avenue, all buildings shall be setback so as to allow
20 placement of a 6-foot to 8-foot wide sidewalk, allow tree planting and a vehicular street entrance
21 along that Avenue, subject to development plan approval.
22

23 Condition 23. Sidewalks are required to be constructed by the owner/developer along the
24 street edge of all adjacent streets on the side contiguous to the property.
25

26 Condition 24. Along Northwest 13th Street, all buildings shall be setback so as to allow
27 placement of a 6-foot to 8-foot wide sidewalk, allow tree planting, and a vehicular street entrance
28 and building front orientations along that street, subject to development plan approval.
29

30 Condition 25. Treatment of streetscape, street and sidewalk design and building
31 orientation shall be consistent with the Special Area Plan for Traditional City as provided in the
32 City's Land Development Code.
33

34 Condition 26. Along all roadway frontages, where existing sidewalks are deficient or
35 deteriorated, the owner/developer shall provide at its own cost and expense adequate sidewalks
36 to serve this development and otherwise meet code requirements.
37

38 Condition 27. The development order approved by this ordinance shall be valid for a
39 period of two (2) years. A one-time, one-year extension may be approved by the city
40 commission, after review and recommendation by the City Plan Board. During that period, the
41 owner/developer must obtain development plan approval from the City Plan Board consistent
42 with this ordinance. Final development plan approval must be obtained within one year of
43 obtaining preliminary development plan approval from the board. A specific construction and

1 development schedule shall be adopted during development plan review. All development shall
2 be completed no later than 5 years after the issuance of the first building permit.

3
4 Condition 28. A building permit must be obtained within one year of obtaining final
5 development plan approval. Construction must commence within eighteen months of a final
6 development order and must proceed with due diligence towards completion of the project. If
7 the construction process ceases for any reason for a period of more than one year, the
8 development order approved by this ordinance becomes null and void.

9
10 Condition 29. Except as expressly provided herein, the use, regulations and development
11 of the residential portion of the property shall be governed as if this land were zoned "RMF-8: 8-30
12 units/acre multiple-family residential district", and the use, regulations and development of the non-
13 residential portion of the property shall be governed as if this land were zoned "MU-1: 10-30
14 units/acre mixed use low intensity".

15
16 **Section 5.** If it is determined by the City Manager that a violation of this Ordinance exists,
17 the City Manager may issue and deliver an order to cease and desist from such violation and to
18 correct the violation, to preclude occupancy of the affected building or area, or to vacate the
19 premises. The City Manager, through the City Attorney, may seek an injunction in a court of
20 competent jurisdiction and seek any other remedy available at law.

21 **Section 6.** Any person who violates any of the provisions of this ordinance shall be deemed
22 guilty of a municipal ordinance violation and shall be subject to fine or imprisonment as provided
23 by section 1-9 of the Gainesville Code of Ordinances. Each day a violation occurs or continues,
24 regardless of whether such violation is ultimately abated or corrected, shall constitute a separate
25 offense.

26 **Section 7.** If any section, sentence, clause or phrase of this ordinance is held to be invalid
27 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect
28 the validity of the remaining portions of this ordinance.

EXHIBIT A

LAND DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA; THENCE S 00°07'54" W ALONG THE WEST LINE OF SAID SECTION 5 FOR 215.99 FEET; THENCE S 89°52'06" E FOR 39.98 FEET TO A FOUND NAIL AND DISK AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 13TH STREET AND THE POINT OF BEGINNING; THENCE S 89°53'26" E FOR 42.00 FEET TO A SET IRON PIN (#3524); THENCE N 00°06'34" E FOR 110.70 FEET TO A SET NAIL AND DISK (#3524) MARKING AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF NORTHWEST 8TH AVENUE (60 FOOT WIDE RIGHT OF WAY) AND AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A DELTA OF 09°43'32", A RADIUS OF 1461.43 FEET AND A CHORD BEARING N 84°38'35" E, 247.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 248.07 FEET TO A SET NAIL AND DISK (#3524) MARKING THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A DELTA OF 02°43'59", A RADIUS OF 1449.47 FEET AND A CHORD BEARING N 78°25'59" E, 69.14 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.14 FEET TO A SET NAIL & DISK (#3524) MARKING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A DELTA OF 03°01'52", A RADIUS OF 2182.92 FEET, AND A CHORD BEARING NORTH 78°35'29" EAST, 115.47 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 115.49 FEET TO A SET NAIL & DISK (#3524); THENCE SOUTH 89°39'39" EAST A DISTANCE OF 129.11 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET; THENCE SOUTH 00°03'18" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 193.03 FEET TO A SET IRON PIN (#3524); THENCE CONTINUE S 00°03'18" W ALONG SAID WEST RIGHT OF WAY LINE FOR 413.00 FEET TO A SET IRON PIN (#3524); THENCE S 45°17'32" W FOR 14.08 FEET TO A SET IRON PIN (#3524); THENCE N 89°28'14" W ALONG THE NORTH RIGHT OF WAY LINE OF NORTHWEST 7TH AVENUE FOR 300.00 FEET TO A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF LINCOLN TERRACE AS PER PLAT BOOK "C", PAGE 93; THENCE CONTINUE N 89°28'14" W FOR 169.40 FEET; THENCE N 00°12'43" E FOR 120.41 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE N 89°29'51" W FOR 120.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT LYING ON AN INTERSECTION WITH SAID EAST RIGHT OF WAY LINE OF NORTHWEST 13TH STREET; THENCE N 00°06'34" E ALONG SAID EAST RIGHT OF WAY LINE FOR 320.43 FEET TO SAID POINT OF BEGINNING;

CONTAINING ±7.57 ACRES, MORE OR LESS.

PARK CENTRAL HOLDINGS (PCH)

PLANNED DEVELOPMENT (PD) REPORT FOR APPLICATION 10 PDV *Submitted in accordance with the requirements of Sections 30-211, 213 & 214, City of Gainesville, Land Development Code (LDC)*

CONSISTENCY WITH LDC PLANNED DEVELOPMENT- PURPOSE & OBJECTIVES

The following is a description of the project's consistency with the City of Gainesville's Land Development Code. Where different, the Traditional City Overlay shall apply. The adopted City of Gainesville LDC, with regard to the Planned Developments states:

Purpose. *It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which are not provided for or allowed in the zoning districts otherwise established by this chapter. In particular, these provisions allow a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in the district, but they must conform to all aspects of the comprehensive plan. Rezoning for planned developments (PDs) will be an entirely voluntary procedure.*

Objectives. *The PD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the city commission the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility in the proposals which may be considered, while at the same time retaining control in the city commission over the approval or disapproval of such proposals, the PD provisions are designed to:*

- (1) *Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
- (2) *Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
- (3) *Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
- (4) *Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.*
- (5) *Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
- (6) *Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
- (7) *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*

The PCH PD is a prime example of the necessity for the PD overlay district. Rarely is the City of Gainesville presented with an opportunity to redevelop an entire city block. The purpose of the proposed Planned Development (PD) rezoning is to utilize unique neighborhood design principles to develop a mixed-use neighborhood with 225 dwellings and a maximum 15,000 square feet of commercial uses, consistent with the MU-1 zoning category, along 13th Street corridor, on 7½ acres. Commercial uses must be located in a multi-story building on tax parcels 14097-001 and 14097-002. This project will be constructed with the principles of Traditional Neighborhood Design (TND)/Transit Oriented Design (TOD), such as orienting buildings toward the street and sidewalks; densities that support exemplary levels of pedestrian, bicycle and transit usage, and also include vehicular connectivity to the Gainesville's multimodal transportation network. The proposed PD site is in close proximity to numerous employment, shopping, education, and recreation opportunities that are easily accessible by all travel modes.

In addition, the proposed PD meets the requirements identified in the City of Gainesville's Land Development Code, Chapter 30, Article VII- Division 4 for rezoning property to a PD. This request will permit outstanding and innovative neighborhood design principles and foster redevelopment through the merits of the proposed PD. The project's proposed design features are unique and exceed those features currently permitted within the existing site zoning categories and are further defined in the following sections of this report.

The site is currently zoned with City of Gainesville zoning categories of Mixed Use-1, Office and Residential Multi-Family 8, (MU-1, O & RMF-8 respectively). As a result of the variety of existing zoning categories on the site, the PD zoning district is the only choice the applicant can use to implement this proposed project. The PD also allows site uniformity rather than the incompatibility otherwise be created by the three different zoning categories on the site.

CONSISTENCY WITH ZONING MAP

The project's proposed overall gross density of 30 dwelling units/acre (du/ac) matches the site's existing Residential Multi-Family 8 and Mixed Use-1 zoning, which both allow 30 du/ac and is only slightly higher than the site's existing Office zoning of 20 du/ac. The PD overlay, will allow the overall gross density in a manner that is consistent and complimentary to both the surrounding context area and the character of the site.

As shown in the table below, and in Illustration 1, the existing zoning adjacent to the site include Office Residential, Office, Education, Residential Single-Family and Multi-Family, Business, Business Automotive, Mixed Use-1, and Public Services. Introduction of the project into the context area will promote neighborhood vitality and sponsor numerous secondary support activities such as retail, commercial and service demand. In addition, employment opportunities will be created during construction and in the future management, marketing and maintenance of the site.

DIRECTION	LAND USE	PARCEL
North	Office Residential (OR) / Office (OF)	09533, 09533-1, 09533-2, 09533-3
East	Education (ED) / Residential Single-Family 4 (RSF_4)	13857 / 13862
South	Residential Multi-Family 5 (RMF-5) / Business (BUS) & Bus. Automotive (BA)	14068, 14073, 14074, 14075 / 14054, 14062
West	Mixed Use 1 (MU-1) / Public Services (PS)	15189, 15189-001, 15189-002 / 15189-2

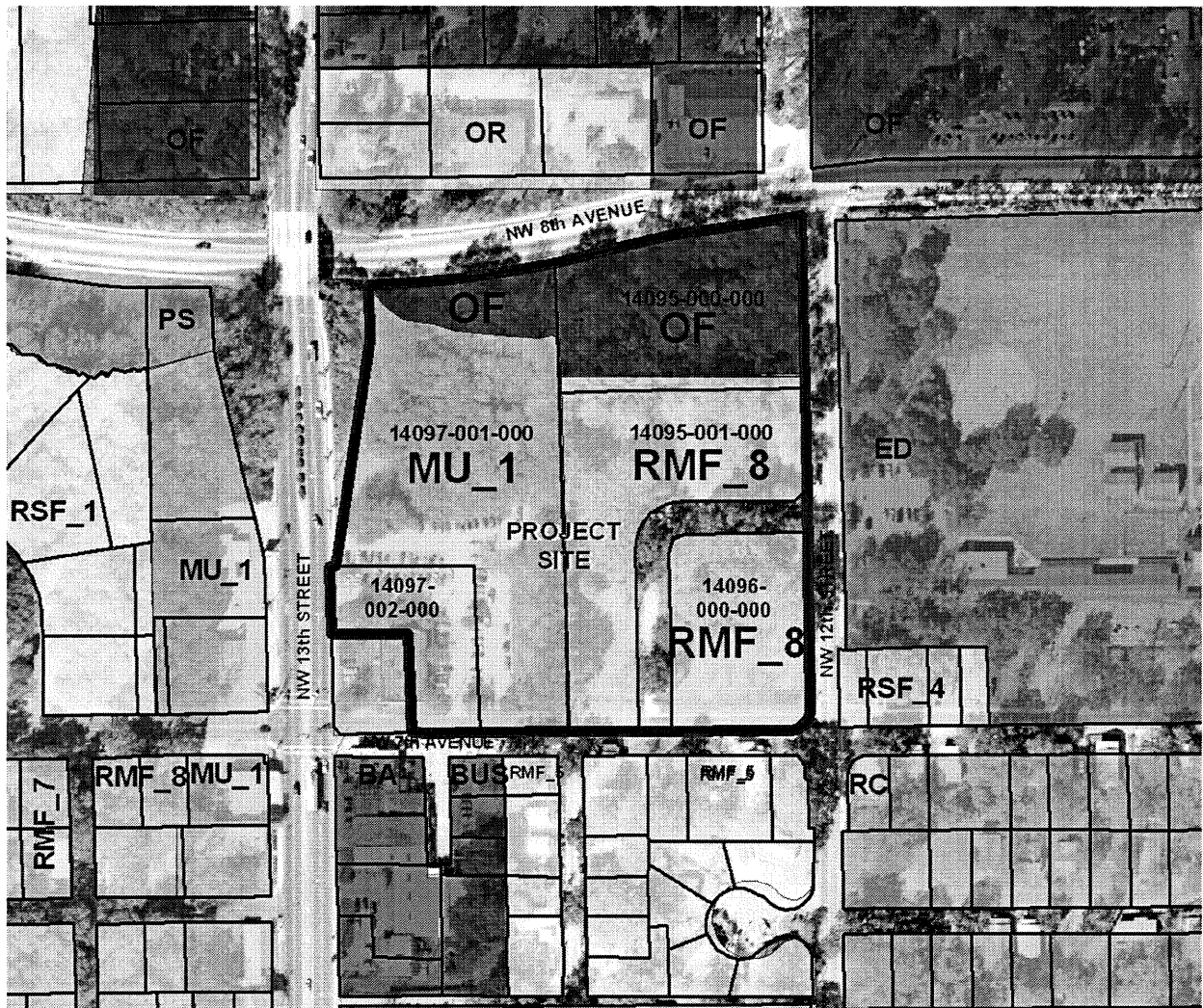


Illustration 1- Existing Zoning Map

INTENSITY & DENSITY OF DEVELOPMENT

The project's proposed intensity and density of development is consistent with the City's Land Development Code requirements for Planned Developments. The project's intensity is commensurate with the location (W 13th Street Corridor and downtown Gainesville). This central corridor through the urbanized area has a variety of uses, with many commercial, institutional and professional structures varying from single-story converted homes to multi-story building such as fraternity houses, University administration and housing, and commercial sites.

The project's proposing density of 30 du/ac, and intensity including 15,000 square feet non-residential areas, will not have undue adverse impacts on the physical and environmental characteristics of the site and surrounding neighborhoods. The architectural character of the residences, with their articulated façades, streetscaping, and walkways enhance the urban character. These elements also assist in defining the pedestrian space and the outdoor room defined by the corridors surrounding the project. The project's overall design preserves Rattlesnake Branch, repairs erosion damage and prevents future degradation to this ignored area, and preserves designated heritage tree canopy.

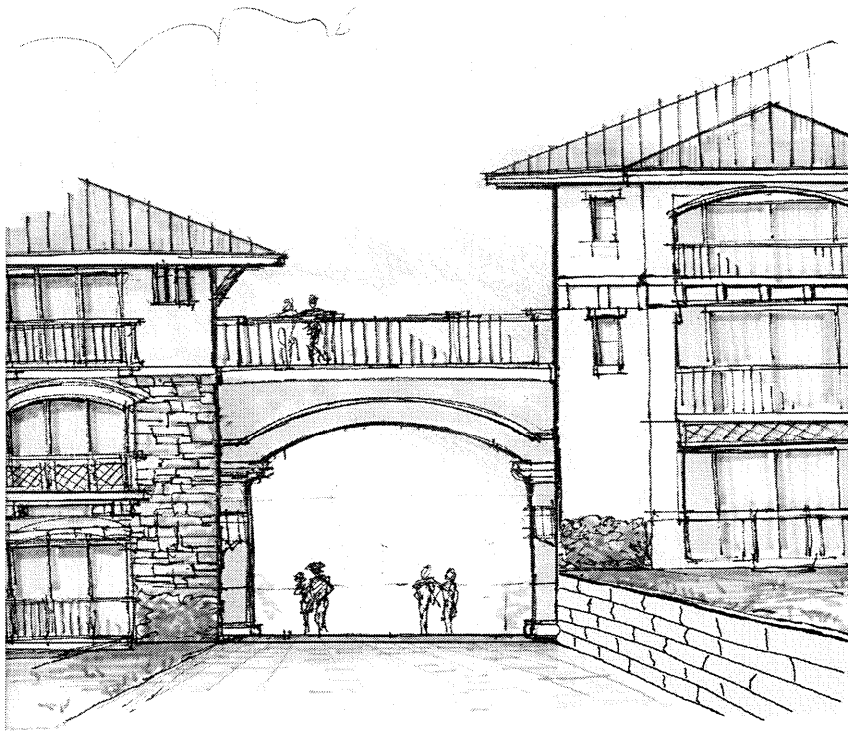
The following sections analyze and discuss the compatibility with the City of Gainesville's Land Development Code Chapter 30, Article VII- Division 4 and the Planned Development (PD) zoning category and also describes the design characteristics developed, further meeting the requirements Section 30-213 which states:

(1) Unique and promoted by comprehensive plan. The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the city comprehensive plan, except it may require a land use change. Other options available under the existing zoning district(s) in the city land development code would not allow the use and associated design elements of the proposed project.

(2) Size, scale, complexity and design. The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PD process.

(3) Specialized compatibility and design characteristics. The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.

The PD district provides the necessary site design flexibility and integration of the uses key to this project. These characteristics allow for the preservation of outstanding landscape features, key to creating a desirable urban living environment, such as the specimen oak trees. The retention of the oaks in the center of the project will provide a focal point from the street and strengthen the site's integration to the surround natural context of Gainesville's neighborhoods.



Conceptual Architectural Character Sketch from Interior Courtyard

In addition, the internal character of the design will allow the connection of built elements by walkways which will encourage pedestrian movement throughout the site. The increased activity generated by the residents of the PD will reinforce the principals of Crime Prevention Through Environmental Design (CPTED). The introduction of this urban neighborhood will revitalize and reinforce the existing neighborhood's ongoing commitment to preservation and revitalization of existing structures.

(1) Permit outstanding and innovative residential and nonresidential developments with a building orientation generally toward streets and sidewalks; provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design which encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as narrow streets, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

The PD zoning category has been proposed to develop a unique urban neighborhood by utilizing a mix of TND, TOD, and modern neighborhood design features such as the following:

- a) orientation of buildings toward the streets, sidewalks that define outdoor spaces that Gainesville has traditionally lacked in its urban areas;
- b) provision of a variety of residential unit types that further establish a variety of size, style, and price ranges within the local rental market; and
- c) provision of streets, bike paths and sidewalks that provide connectivity to adjacent land uses and to transportation corridors that provide access to employment, shopping, educational, and recreational opportunities through utilization of new and existing multi-modal transportation corridors.

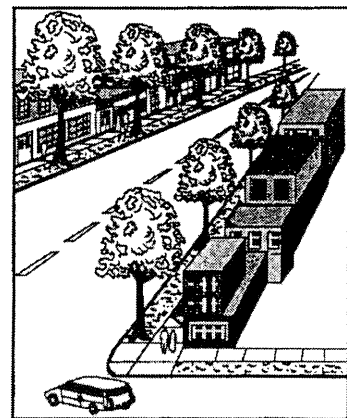
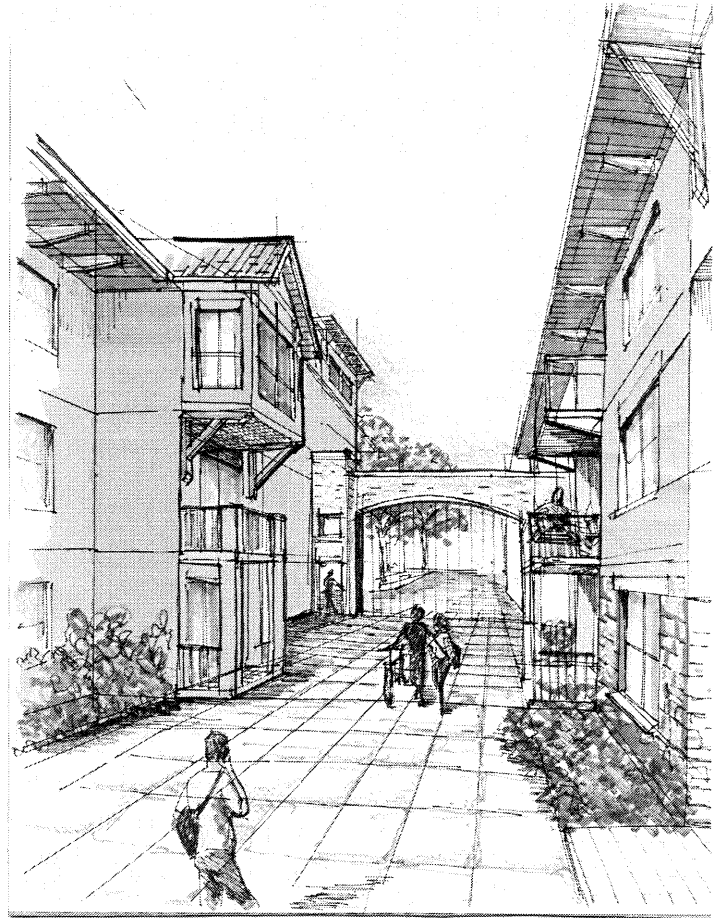


Illustration from City's Traditional City Guidelines

As can be seen in the small sketch on the previous page from the City's guidelines for the Traditional City Area, the intent to create a unified street edge façade is achieved in the project by its orientation of the site's building groupings placed around the perimeter of the site. This is also achieved internally with pedestrian walkways and courtyards.

Setbacks along articulated facades shall be measured as an average along the façade and street yard buffer area will be calculated as a total of improvable area from the structure to the back of curb. This orientation creates two outdoor rooms, one at the street level and the other in the interior courtyards and plazas located throughout the site.

Building height shall be a minimum of two stories and a maximum of five stories or 65 feet along Northwest 13th Street. If more than three stories are proposed along Northwest 13th Street, the upper stories shall be terraced or stepped back.



Conceptual Sketch of Outdoor Interior Courtyard

Building height along Northwest 7th Avenue and NW 12th Street shall be a maximum of three stories or 39 feet, as measured from the finished floor elevation to the top plate of the highest story, not including stair towers.

(2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.

The two single-family detached homes located to the south of the site currently exist in the RMF-5 zoning district. Although the PD proposes up to 225 attached dwelling units for the site, the unit's facades are articulated in a manner to create a more traditional character, matching the context of the surrounding residential neighborhood. The overall gross density of 30 du/ac will merge seamlessly into the context area. In addition, this PD will provide new housing alternatives that are needed in this community to meet the changing economic needs, technologies, economics and consumer preferences. The PD brings a live, work, play environment to the central city context area while preserving and enhancing the existing neighborhoods by stimulating secondary market revitalization. As shown in the accompanying conceptual architectural sketches, the character reflects the consumer preference of new urbanism.

(3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.

To the greatest extent possible, the PD's storm water management facilities, driveways, common space and utility locations will be designed to utilize and preserve the site's existing and outstanding landscape features. These features are comprised of the regulated creek system, wetland areas and their associated buffer and the interior tree canopy area. Where possible, the site's landscape features shall be incorporated as aesthetic elements internally and externally from the site for passive recreation and buffer.

In addition, a commitment to preserve the three designated Heritage Live Oaks located in the center of the site will be made. This area will remain in a mostly undisturbed manner in the entire area under the canopy of the three oaks. Therefore, work will be limited so there will be no excavation in the critical rootzone limits, for any reason, including the installation of utilities or sidewalks. In addition, landscaping and hardscape located within the protection zone, as defined by 2/3 of the canopy, should be minimized in the protection zone, as defined by the area beneath the main branches, and all work done under the canopy should be accomplished by hand operated tools and not large machinery.

Existing trees along Northwest 12th Street shall be preserved, except those determined by the City arborist to be invasive species or that have no significant value.

(4) Lower development and building costs by permitting smaller networks of utilities, a network of narrower streets, and the use of more economical development patterns and shared facilities.

Where possible, development and building costs will be lowered by sharing existing utilities presently serving the adjacent neighborhoods and by proposing joint trenching of new utilities. Furthermore, the development proposes a network of internal pedestrian paths in lieu of internal streets, which would be required under standard development practices for a development of this size. However, there will be two internal drives for emergency and controlled vehicle access. The promotion of high-quality in-fill development also increases economic development.

(5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.

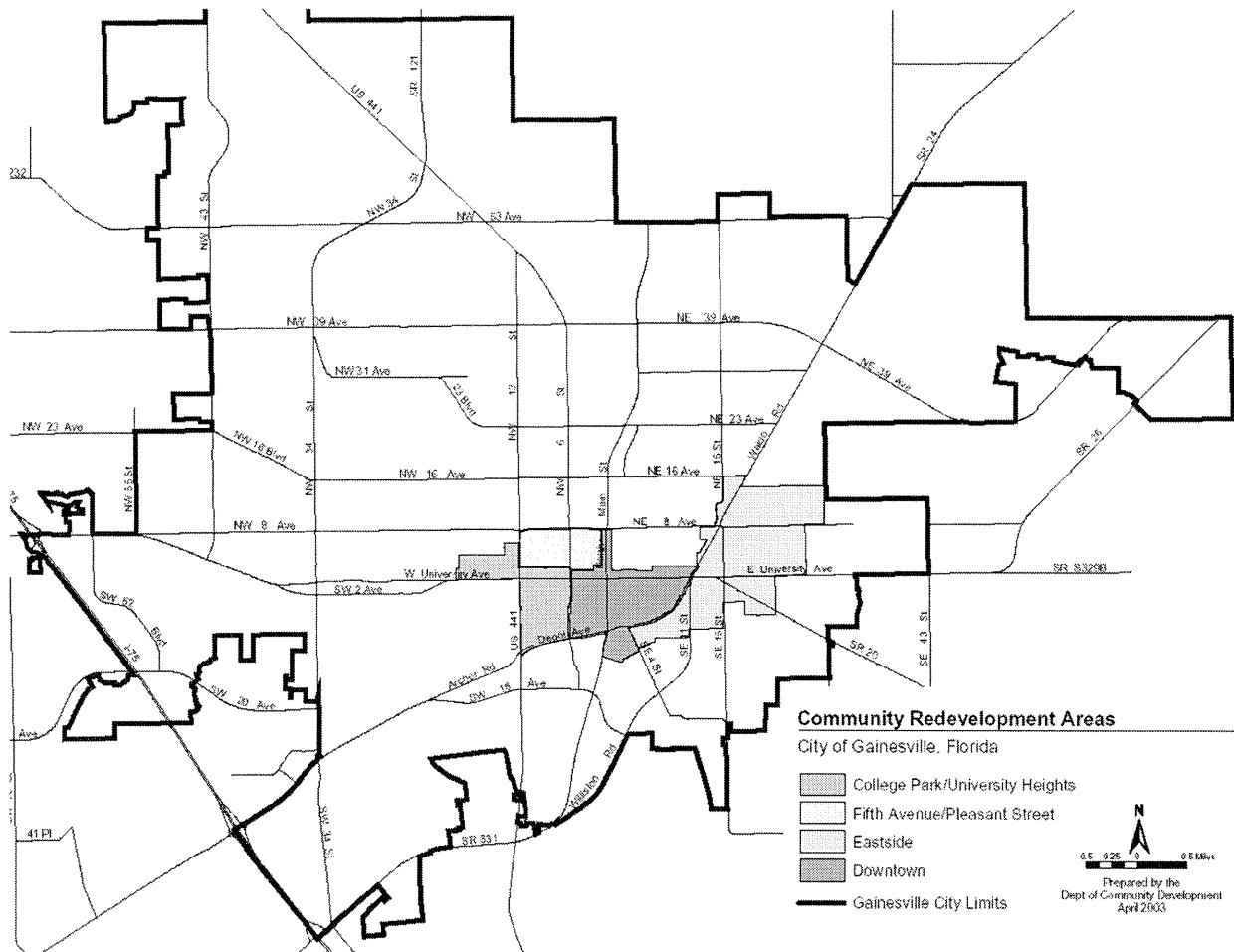
The PD is located in a strategic location of town, seven blocks to the north of the University of Florida, on two existing transit lines, further encouraging non-auto modes of transportation.

(6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.

The development will utilize a combination of stylistic traditional architectural elements, creating a unified theme, while complementing the existing neighborhood style. In addition, landscape architectural elements, such as paving materials, hardscape elements, lighting and vegetation will further define the PD's unified neighborhood style.

(7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, narrow streets, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.

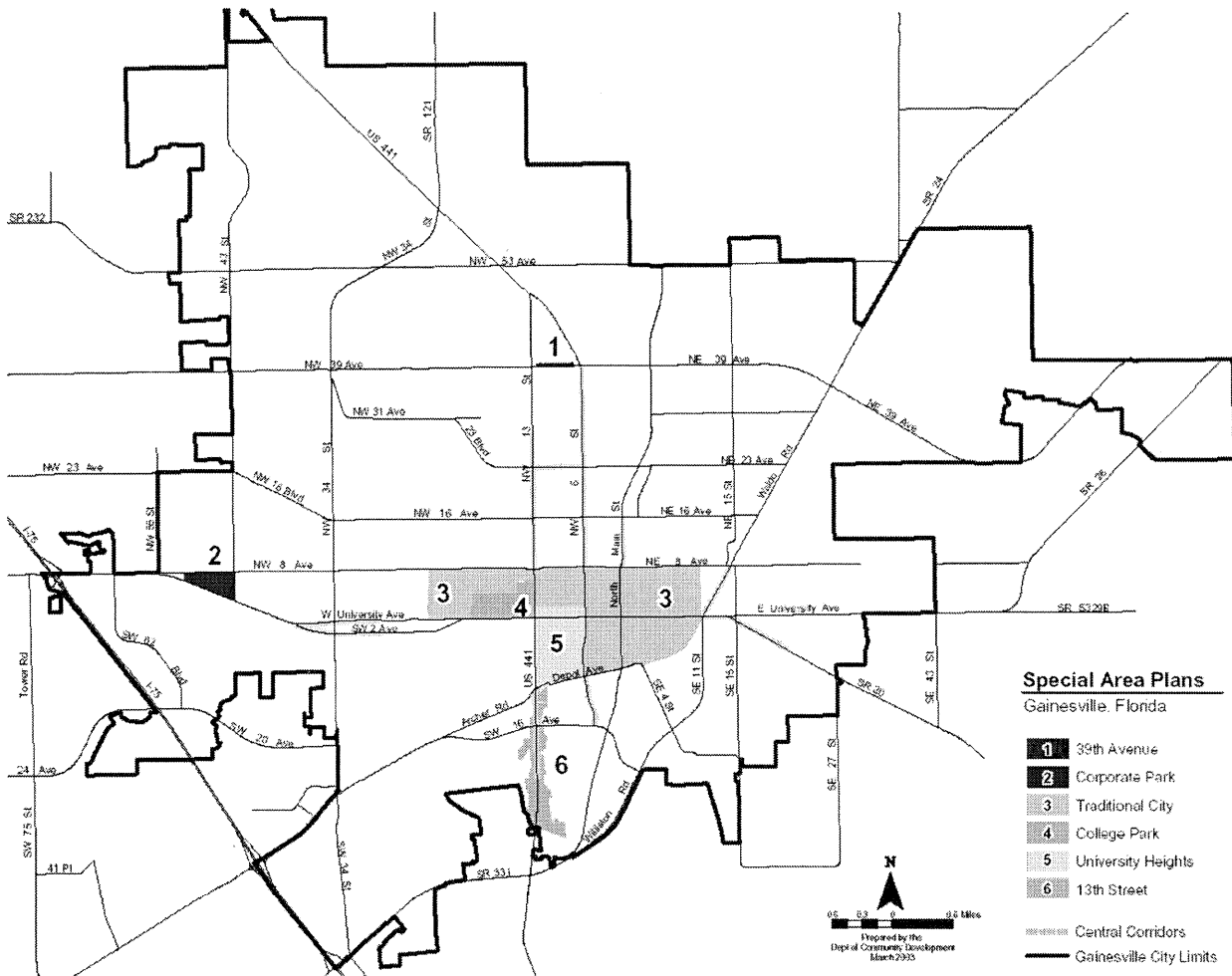
The PD incorporates the use of traditional quality-of-life design features with its pedestrian and transit friendly location. Furthermore, the scale of the project defines the street corridor while providing open green spaces for internal neighborhood gatherings. Porches will further enhance the character of the PD by introducing Crime Prevention Through Environmental Design (C.P.T.E.D.) principals. The addition of several hundred residents to the neighborhood will place many eyes on the street and the area should experience greater self policing.



With its location on the east side of NW 13th Street, the development is challenged to transition from a relatively urban context to the residential character of the neighborhoods to the east. In doing so, the architecture must also take advantage of the views to Rattlesnake Branch on the north side of the property while internally focusing on the heritage oaks in the middle of the site.

Utilizing 3 story groupings of residences, the buildings will create distinctly unique recreational areas that will be joined via pedestrian streets employing hardscape and landscape materials to

enhance fountains, gathering spaces and recreational features. The buildings themselves will express contextual forms through articulated facades of brick, stone, and stucco with external balconies and porches addressing the street fronts along the perimeter and interior of the site.



In addition, as the PD creates a walkable, pedestrian scale streetscape. This streetscape is within and surrounding the site's aligned yet articulated building facades and envelope, internal plazas and pedestrian boulevards. Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City Special Area Plan. This unique design will stimulate pedestrian travel and sponsor the growth of surround retail, commercial and service offerings, long absent except in strip development along the NW 13th Street Corridor. A liner building, oriented toward the street, fronts NW 13th Street and places residential uses and may place commercial uses upon the corridor, while masking the site's internal garage. Common areas, created with both hard and soft scape landscape architectural elements, are well suited for community gatherings and are situated centrally, with focus to vistas over the natural landscape features of Rattlesnake Branch.

INTERNAL COMPATIBILITY

The PD is comprised primarily of residential uses that by nature do not produce the impacts of larger predominately commercial mixed use developments with accessory residential. There is a

provision for commercial use limited to 15,000 square feet, west of the parking garage on tax parcels 14097-001 and 14097-002. In other words, the PD does not have the complexity of transportation issues as it is an origin of trips and rather than an origin and destination. In addition, the PD's proximity to the surrounding urban context of the City of Gainesville and the 13th Street Corridor will produce far fewer trips than typical development patterns.

Proximity to the urban core, green spaces, creek buffers, common spaces, will be incorporated into the PD within two minute walks to all residences providing essential recreation areas that promote higher quality of life and promoting internal capture. Abundant common areas are provided, which will be landscaped, enhanced or retained in their natural condition in varying degrees adding to the character of the development.

The project's proposed uses are compatible for a downtown urban environment. The residential component produces greater opportunities for changing lifestyles where one can live, work, play, and attend school within the same area. The option to develop a small commercial portion of the project along the 13th Street Corridor may encourage reinvestment in this portion of town.

STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS	
<i>Total Acreage of site</i>	+/-7.57 acres
Maximum residential multi-family attached	2.89 Acres / 57% of south area
Maximum commercial square footage	15,000 sq. ft. (tax parcels 14097-001 & 002)
Maximum common area & usable open space	2.18 Acres / 43.0 % of south area
Creek setback & wetland area/buffer	2.26 Acres / 29.9 % of total
Maximum Allowable Density	30 du/ac
Maximum floor area ratio (F.A.R.)	.688

STATISTICAL INFORMATION AND DIMENSIONAL REQUIREMENTS- cont.	
Building Setback Dimension (Minimum) Front	10' for perimeter buildings (as described above)
Building Setback Dimension (Maximum) Front	25' for perimeter buildings (as described above)
Side (Interior)	Not applicable
Side (Street)	Not applicable
Rear	Not applicable
Maximum building height for 13 th Street and 12 th Street	3 stories or 58' measured from Finished Floor Elevation (FFE) to Top Plate (TP)
Maximum building height for 7 th Avenue	3 stories or 39' measured from FFE to TP

USABLE DEVELOPMENT AREA

Within the site, a total of approximately 5 acres south of Rattlesnake Creek of are comprised of residential and commercial buildings, open green spaces and buffers. The site's common areas are interconnected by the sidewalks and plazas. These connections allow residents and guests the opportunity to use common areas by foot or bicycle. The common area will include amenity units that seamlessly integrate into the architectural context of the site. These amenity units will

comprise the clubhouse for resident's gatherings and meetings, a computer center, and other social type function spaces. The common area will also include passive and active pools, and other recreational areas such as exterior courtyards, plazas, and study areas. The internal pedestrian trail system will only allow limited above grade boardwalk type structures to be used within creek setback areas. These numerous passive recreation areas also serve to promote the principals of CPTED and will enhance the quality of the development and the safety of the residents.

On-site open space, although adequate for the residents and their guest, is limited due to the highly urban location of the site. Interior space will provide urban-type landscape amenities and moderate shade tree coverage. The vehicle use area is primarily limited to the garage and in close proximity to the southwest corner of the site, with access directly to NW 7th Avenue and NW 13th Street. Vehicle access shall be controlled and prevent congestion on public roads. Temporary seasonal access and emergency access will be provided by the two restricted access points on NW 12th Street subject to development plan review.

Urban spaces often do not contain buffers due to the close proximity of parcels and structures. Since a landscape buffer is not consistent with the urban character of the project, the intensity of buffer type must be increased to be effective. Therefore, the buffer intensity will be increased by a decorative type metal fence along the perimeter of the property lines and adjacent to the vehicle use and storage areas.

As illustrated on the PD layout, a decorative fence is proposed at the back of the public sidewalk. The fence shall be constructed of masonry columns with a finish matching the structures. Fence elements will be constructed of metal. The fence is proposed to be constructed in non-opaque manner, allowing open view into and out of the development promoting security and compatibility with surrounding uses. No regulated trees will be removed to install the fence.

In addition, a fence is proposed for the project along the northern portions of the site, preventing unauthorized intrusion into Rattlesnake Branch Creek. The project's proposed fence and the creation of a scenic overlook on the south side of the creek, will raise appreciation and observance of the sensitive nature of the Rattlesnake Branch Creek. The overlook shall be constructed of materials such as appropriately treated wooded materials approved for direct moisture contact or masonry products.

EXTERNAL & INTERNAL TRANSPORTATION ACCESS AND PARKING

Transportation to and from the site is accommodated via pedestrian, bicycle, mass transit and personal vehicles. The sidewalks, pedestrian lighting and streetscape improvements will comply with, and in many cases exceed, City standards for the Traditional City Special Area Plan.

Sidewalk continuity will be created along the site's perimeter, crosswalks indicating pedestrian movement at the entrance drive on NW 7th Avenue and NW 13th Street. On-site bicycle parking will be provided to comply with the City requirements. Mass transportation is accommodated by the existing RTS route on NW 13th Street.

EXTERNAL & INTERNAL VEHICLE IMPACTS

The proposed development will have direct access to NW 7th Avenue and NW 13th Street. The final determination of access points shall be based on a full traffic analysis, such as provided by the applicant with this petition.

Trip Generations are based upon the latest edition of the ITE Trip Generation manual, 7th Edition. The table below is a summary of impacts. The complete traffic study, prepared by Kimley Horn & Associates is included under separate cover.

Average Vehicle Trip Generation

Land Use	Description	24-Hour Two Way	AM Peak Hr Enter/Exit	PM Peak Hr Enter/Exit
Apartment (220)	225 Units	928	16/62	71/38

The traffic study reports that 70% of the traffic will utilize the NW 13th Street entrance and the remainder will utilize NW 7th Avenue. The access from NW 13th Street shall be accomplished through right turn in, right turn out only and adhere to Florida Department of Transportation (FDOT) standards. The access points from the garage shall include a stop sign and delineated cross walks at the pedestrian and bike crossing location. The petitioner/developer may be required to make improvements commensurate with the potential impacts of the development on the roadway system of the context area as describe in the traffic study as submitted with this petition.

PARKING

The Goals of the City of Gainesville’s Traditional City Area, Transportation Concurrency Exception Area and the Special Area Plan for Central Corridors state:

- “No motor vehicle parking is required.” and*
- “...driveway entrances and exits to parking areas shall be allowed on the front side of the building” and*
- “...there shall be no limit on the number of parking spaces in parking structures.”*

Although no parking is required as stated above, the site will include a parking structure, which will accommodate residents, guests and others. In addition, although the building envelope is not perforated for driveway entrances and exits to parking areas, they shall be allowed on the south and west sides of the site to allow access to the garage.

ENVIRONMENTAL CONSTRAINTS

As previously mentioned, the site is traversed by a portion of Rattlesnake Branch, a regulated creek. The creek also has associated “wetland” areas. The wetland and creek areas will be buffered as a contiguous portion of the regulated creek in a “Creek Setback Area” as denoted on the PD Layout Plan. Except for maintenance activities provided in the PD ordinance, no development, beyond construction of the fence and/or an above grade boardwalk system with a railing or stormwater management, shall be allowed within or over the areas delineated as setbacks north and south of the creek. However, the negative effects of manmade erosion and alterations to the natural Rattlesnake Branch regulated creek, including an erosional channel formed from stormwater runoff or created through neglect and improper stormwater management techniques, may be mitigated in an effort to restore the natural creek area or to enhance stormwater management of the creek system. Refer to the Stormwater Management Plan section below.

The regulated creek south setback has been established in accordance with the City of Gainesville Land Development Code (LDC), and based upon a site determination with appropriate City staff. The regulated creek setback on the south side of the creek exceeds the 35’ top of bank setback in most cases due to the specific topography of the site. The regulated creek setback on the north side of the creek is 35’ from the top of bank. Final creek setback will be established for the north side of the creek in accordance with the City of Gainesville Land Development Code (LDC), and based upon a site determination with appropriate City staff.

The wetland areas on the project site were originally field delineated by Dr. David Hall. The wetland delineation was more recently evaluated by Jones Edmunds & Associates, Inc. The wetland areas were field surveyed and mapped on the PD plans. A wetland setback is provided adjacent to the wetlands. The wetland setback exceeds an average dimension of 50’ and is no less than 35’ at any point along the wetland limits. Therefore, the City of Gainesville LDC criteria is satisfied.

The regulated creek setback together with the wetland/wetland setback constitutes the “Creek Setback Area.” The Creek Setback Area is approximately 2.2 acres of the 7.57 acre project site. Development will preserve and enhance the Creek Setback Areas. A temporary barricade shall be constructed along the southern creek setback areas and shall remain in place until construction outside the protected areas is complete. Stormwater management will only take place with Creek Setback Areas in compliance with applicable City of Gainesville codes. Development allowed on the portion of the property between the creek and N.W. 8th Avenue, shall be limited to fencing and stormwater management. The type of fencing, the nature, design and configuration of the stormwater management facilities shall meet requirements of this ordinance and the Land Development Code. A determination of compliance will be determined at development plan review.

The site soils are characterized by three stratas of general soil types. The first layer consists of 2 to 13 feet of very loose to medium dense gray brown fine sand with silt to silty fine sand. The second layer consists of stiff to very stiff green gray, gray and orange brown sandy clay and fat clay. The third layer consists of very loose to medium dense light green gray, gray and light brown phosphatic silty clayey and clayey fine sands.

The on-site groundwater table will fluctuate seasonally depending upon local rainfall. However, the seasonal ground water table will generally lie just above the second soil strata. The stiff clay nature of the second soil strata limits vertical groundwater movement. Therefore, shallow groundwater movement is more lateral from south to north and north to south towards Rattlesnake Branch. It is important that development not preclude the natural groundwater movement and resulting hydrologic water supply of Rattlesnake Branch.

STORMWATER MANAGEMENT PLAN

The project site lies within the watershed of Rattlesnake Branch and is a tributary to Hogtown Creek. Currently, runoff from the project site, and from offsite sources via public stormwater conveyance systems, is directly discharged into the portion of Rattlesnake Branch located within the project limits. The on-site portion of Rattlesnake Branch has experienced erosion and has been impacted by exotic plant growth, trash disposal, debris pile/sediment disposal, and pedestrian foot traffic activities. There are no existing on-site stormwater management facilities (SMF). The proposed development will respect the sensitive nature of Rattlesnake Branch by providing development setbacks and implementing mitigation for past adverse impacts. Such mitigating activities will include removal of trash, debris, stock piles, and restoration and stabilization of eroded areas. The development and implementation of an exotic plant removal program and control of foot traffic will also be implemented to improve the natural qualities of areas within the Creek Setback and wetland areas.

The project development will include on-site stormwater management facilities to provide water quality treatment and rate/volume attenuation for the 100-year design storm event. SMFs may include: a storage facility beneath the on-site parking garage, exfiltration systems, sediment/trash collection structures, grassed swales, and potentially shallow surface basins. All facilities will be privately owned and maintained and all facilities will employ best management practices. Water quality treatment will meet or exceed the City of Gainesville LDC and Saint Johns River Water Management District criteria. Water quantity treatment will reduce post-developed rates of discharge to pre-development rates and volume of discharge for the 100-year design storm event, as required to meet facilities located within the Hogtown Creek watershed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared to address erosion control and water quality maintenance provisions during the course of construction consistent with Florida Department of Environmental Protection NPDES program.

A SMF is proposed as an option of development within portions of the property located between Rattlesnake Branch and the NW 8th Avenue right of way. The SMF would be a detention basin to attenuate flows currently received by Rattlesnake Branch, both from public and private lands, located outside the project boundaries. This detention facility, together with the SMF constructed within the approved portions of the project, will combine to meet the rate and volume attenuation requirements of the City of Gainesville Land Development Code for the Hogtown Creek Watershed. The SMF may impact and be constructed within the existing impacted and degraded wetland area located within the northeastern limits of the site. The wetland impacts due to the new SMF construction will be mitigated to conform to the City's Comprehensive Plan and Land Development Code requirements, as well as the SJRWMD Environmental Resource Regulations.

PROPOSED PD DESIGN GUIDELINES- INFRASTRUCTURE DESIGN STANDARDS
Consistent with the Goals of the City of Gainesville's Special Area Plan, Chapter 20, Appendix A- Section 4 for the Traditional City Special Area Plan states:

“The appropriate reviewing board, city manager or designee can approve a facade closer to the curb or edge of pavement than the previously listed distances so that a consistent street edge of adjacent buildings can be maintained.”

Urban development within a downtown environment requires the use of public streets for vehicle circulation, including service vehicles. All on-site improvements, with the exception of some utilities, will be privately owned and maintained and are not dedicated to the public. The appropriate easements will be established for utilities. New infrastructure improvements may include utility extensions, improvements, relocations, and retention of existing utility facilities. Utility space allocations will comply with GRU Standards for underground burial.

Treatment of streetscape, street and sidewalk design and building orientation shall be consistent with the intent of the Traditional City and Special Area Plan.

The project site is located within TCEA Zone ‘A’, as shown in the accompanying illustration. Therefore, the PD will meet all relevant Policy 1.1.4 standards of the Concurrency Management Element. As part of satisfying TCEA Zone ‘A’ standards, construction will include internal sidewalk connections to adjacent public sidewalks and a transit bus stop will be constructed on the west side of NW 13th Street, directly across from the PD. The bus stop improvement will be free-standing. The submittal of a site plan application will require the submittal of an application for a Certificate of Final Concurrency. Access to the on-site parking garage will be from both NW 7th Avenue and NW 13th Street. However, there will be no direct vehicular connection from NW 7th Avenue and NW 13th Street which would allow cut-through traffic. Access to the garage from NW 13th Street will be in the form a right-turn in and right-turn out configuration. Access from NW 7th Avenue will be multi-directional and a stop sign will be placed at the exit onto NW 7th Avenue.

Building along Northwest 13th Street and Northwest 7th Avenue, should present an architectural style, which reflects a multiple-unit façade, each with a separate identity. Entrances at ground level should be oriented towards the street with stairs, porches or a compatible entrance feature directly related to the adjacent sidewalk.

On-site driveways, parking facilities, general vehicle use areas and pedestrian facilities will be designed to comply with the standards defined in the City of Gainesville’s Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from the standard minimum separation requirements and alignment requirements. The entering return radius will be designed to add maximum benefit to vehicle turning movements. The height clearance for the internal driveway will comply with the applicable design vehicle requirements. Vehicle loading and service facilities will be designed to provide adequate maneuvering areas internal to the site, rather than using public streets and rights-of-ways.

VEHICULAR CORRIDOR DESIGN STANDARDS

Corridor and drive design standards, as described below, will be the only vehicle access provided:

- 1) Private Drive:
The private entrance drives shall be 24 feet of pavement allowing two-way vehicular traffic access. The two access points to the garage are unique. Therefore, cut-through traffic is not possible between NW 7th Avenue and NW 13th Street.
- 2) Restricted Ingress/Egress Drive:
The restricted ingress/egress drive shall provide 16 feet of stabilized surface allowing vehicular access to NW 12th Street. The restricted ingress/egress drive is subject to development plan review. As per Code, 20 feet of unobstructed emergency vehicle access will be established.

SIDEWALKS

Consistent with the Goals of the City of Gainesville's Traditional City overlay, the development will have both internal and external sidewalks with a minimum of 5 feet of clear widths and will accommodate new public sidewalks on NW 7th Avenue and NW 12th Street where there currently are no sidewalks on the project's south and east frontage. Existing sidewalks on NW 8th Avenue and NW 13th Street will be retained and enhanced with additional streetscaping.

LANDSCAPING

All plant material will be Florida #1 grade or better as outlined by Grades and Standards for Nursery Plants, Division of Plant Industry, Florida Department of Agriculture and Consumer Services. The street yard buffer area shall be calculated from the back of curb to the face of the structures. Landscape improvements within the street yard buffer shall contain appropriate materials as defined in the City of Gainesville Land Development Codes. The basins, if any, will be planted at a minimum of 25% and shall include the equivalent of at least one shade tree per 35 linear feet of basin perimeter and other species conducive to growth in or around wet detention systems. Rattlesnake Branch areas will remain undisturbed, but may include the removal of non-native and invasive species by hand or small machinery. Augmentation of the wetlands with additional native or wetland species shall occur with approval of the St. John's River Water Management District.

SIGNAGE PLAN

The project shall conform to the sign regulations stipulated in Division 1, Article IX of the City of Gainesville's Land Development Code for the construction of all site signs.

MECHANICAL EQUIPMENT

The City of Gainesville's, Traditional City Special Area Plan Goals state:

"All mechanical equipment must be placed on the roof, in the rear, or side of the building, or otherwise visually screened from the street. In no case shall mechanical equipment be allowed along street frontage(s). Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening."

Therefore, all mechanical equipment will be visually screened from the street.

EXHIBIT "D"

Uses that are ~~struck through~~ will not be allowed.

Mixed-Use I.

(g) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI.
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Itinerant food vendor	In accordance with Chapter 19, Article IV
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of Sec. 30-56.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN 074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN 0752	Animal specialty services, except veterinary	Only within enclosed buildings

GN-078	Landscape and horticultural services	
MG-15	Building construction—General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site

		consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of place of religious

		assembly and in accordance with article VI
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI