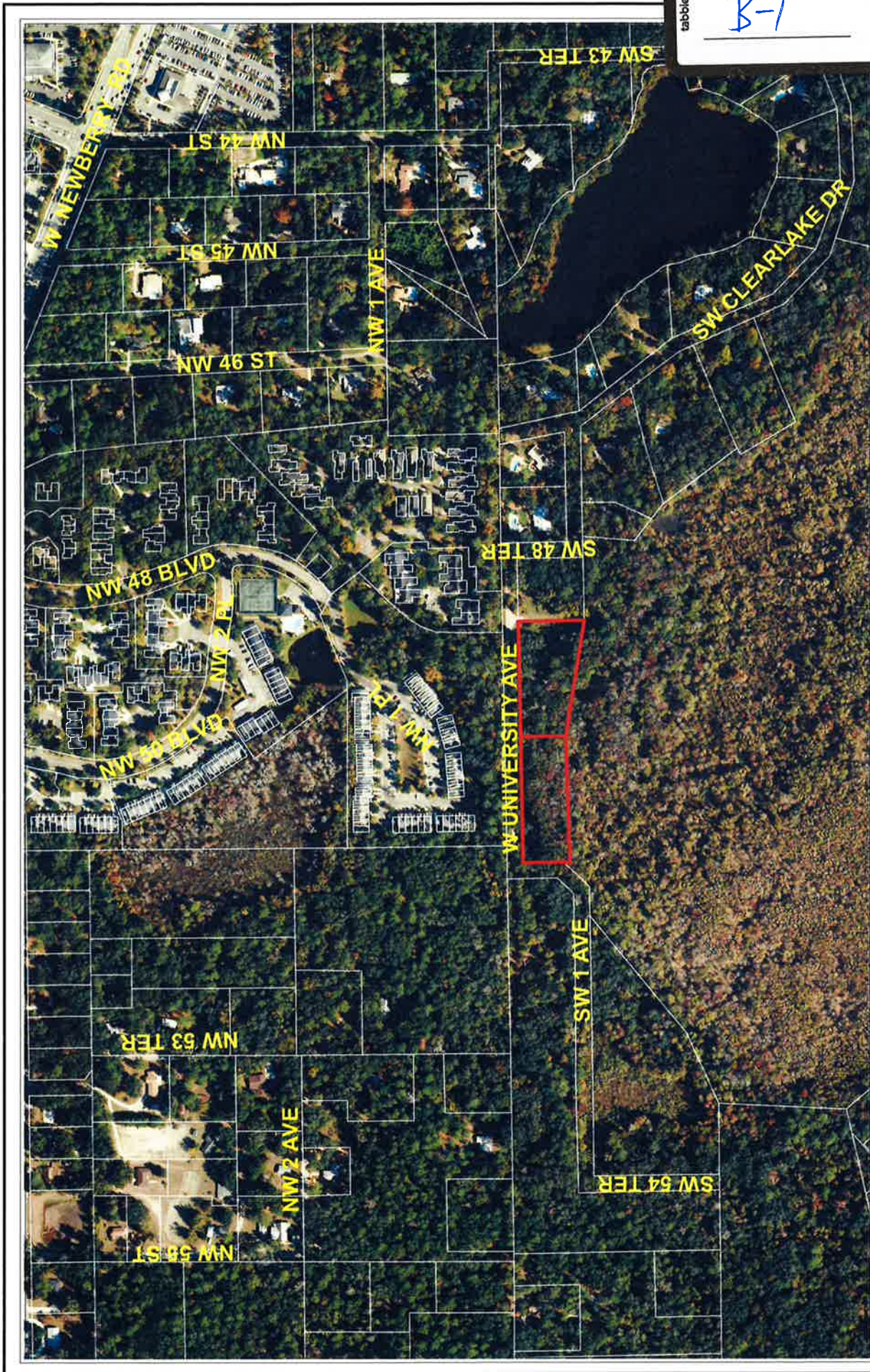



Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

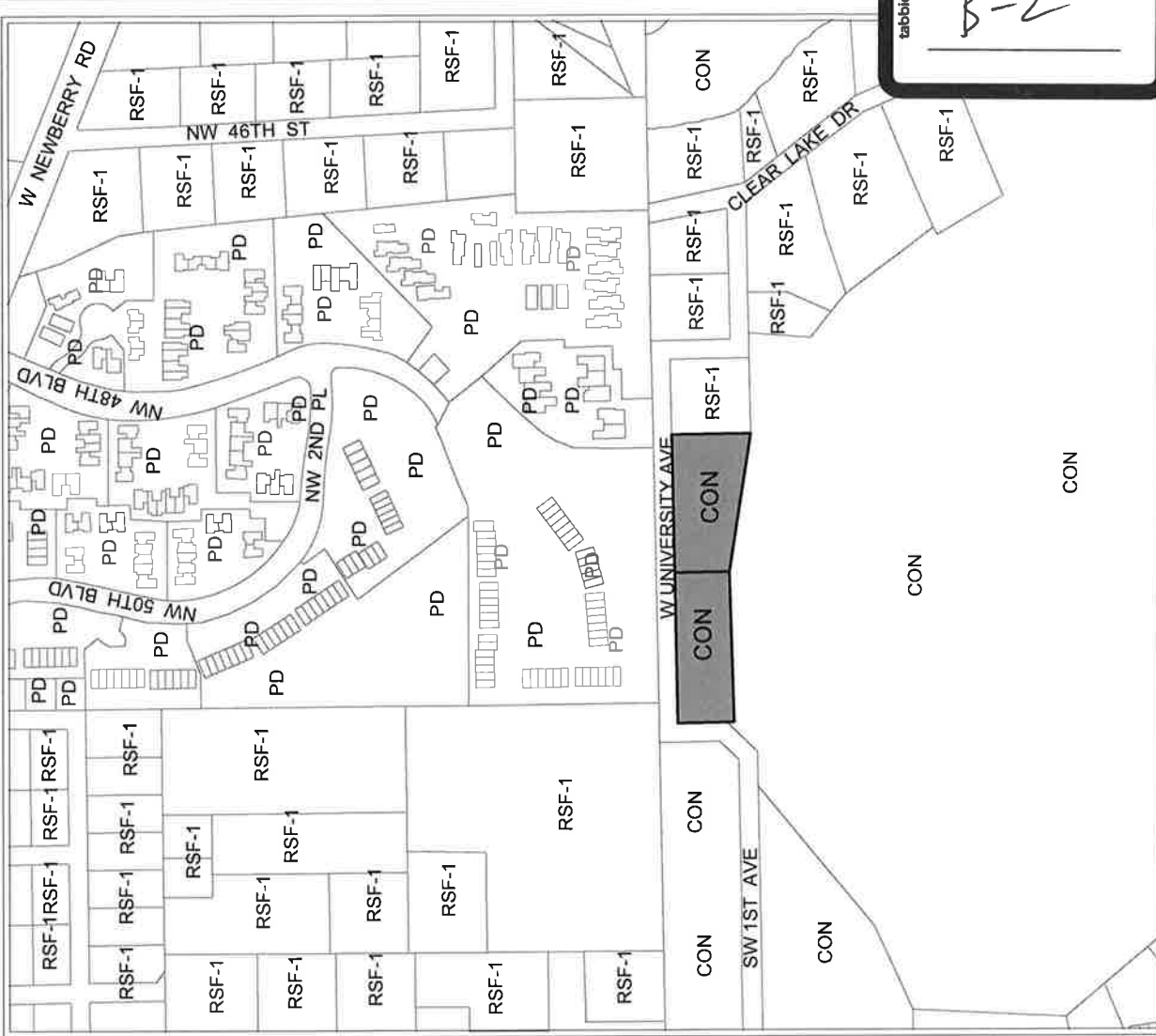
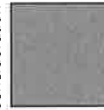
	<p>Name</p> <p>City Plan Board, applicant</p>	<p>Petition Request</p> <p>Rezone property from Conservation to RSF-1: 3.5 units/acre single-family residential district</p>	<p>Petition Number</p> <p>PB-15-74 ZON</p>
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City of Gainesville Zoning Districts

RSF-1 Single-Family Residential (3.5 du/acre)
PD Planned Development
CON Conservation

RSF-1
PD
CON

Area
under petition
consideration



EXISTING ZONING

Petition Number

PB-15-74 ZON

Petition Request

Rezoning property from Conservation to RSF-1: 3.5 units/acre single-family residential district

Name

City Plan Board, applicant

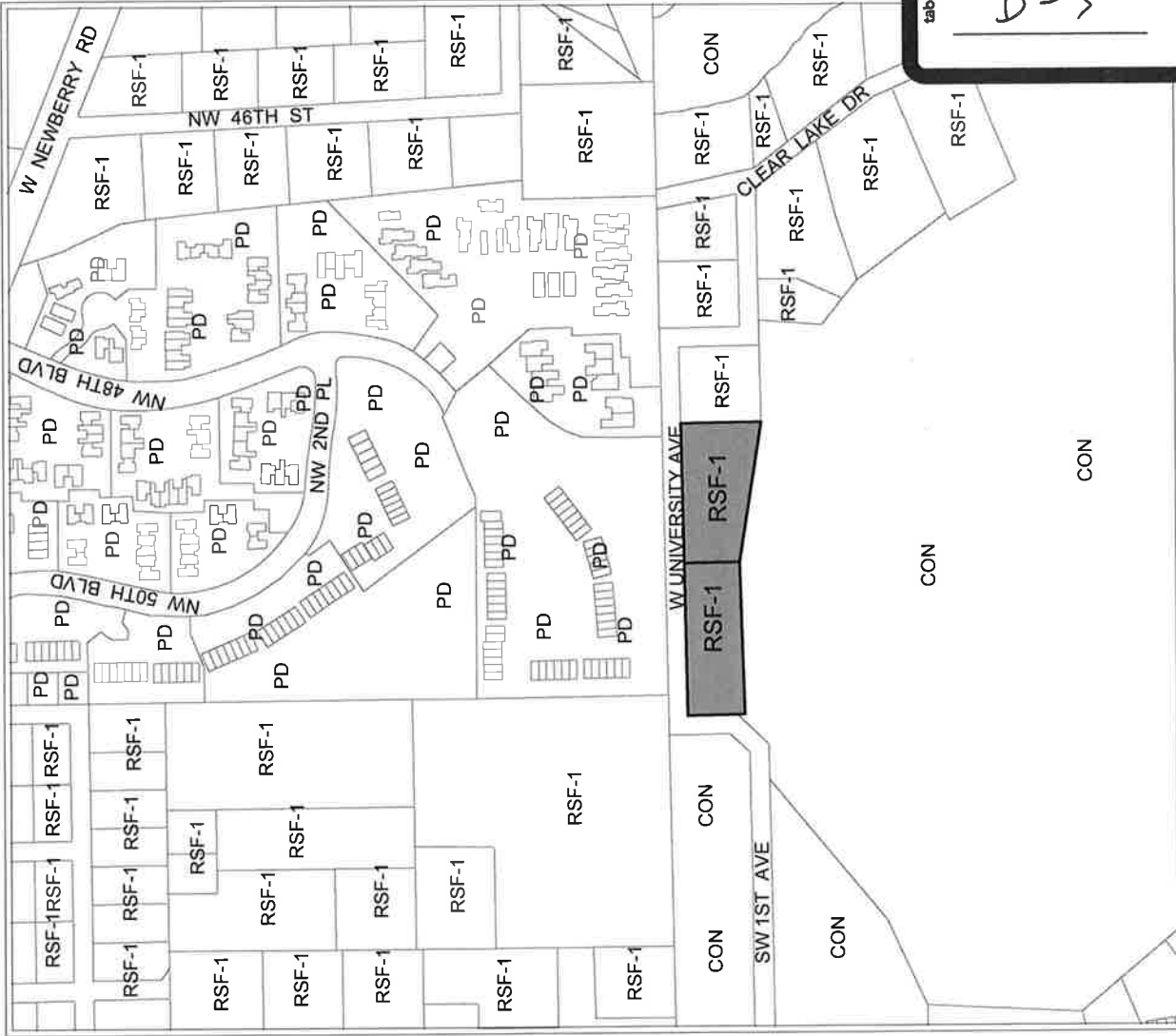


No Scale

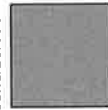
City of Gainesville Zoning Districts

Single-Family Residential (3.5 du/acre)
Planned Development
Conservation

RSF-1
PD
CON



Area
under petition
consideration



PROPOSED ZONING

Petition Number

PB-15-74 ZON

Petition Request

Rezone property from Conservation to RSF-1: 3.5
units/acre single-family residential district

Name

City Plan Board, applicant



No Scale

Exhibit B-4 – RSF-1 zoning district regulations

Sec. 30-51. Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (a) Purpose. The single-family districts are established for the purpose of providing areas for low density single-family residential development with full urban services at locations convenient to urban facilities, neighborhood convenience centers, neighborhood shopping centers and activity centers. These districts are characterized by single-family residential structures designed and located so as to protect the character of single-family residential neighborhoods.
- (b) Objectives. The provisions of these districts are designed to:
 - (1) Protect and stabilize the essential characteristics of such existing development;
 - (2) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development;
 - (3) Enable single-family development to occur at appropriate locations and with sufficient density so as to facilitate the provision of urban services and facilities in an economical and efficient manner;
 - (4) Encourage low density development where higher density development would be detrimental to the health, safety and welfare of the community by reason of environmental constraints, open space or other factors; and
 - (5) Discourage any activities not compatible with such residential development.
- (c) Permitted uses.
 - (1) Uses by right.
 - a. Single-family dwellings and customary accessory buildings incidental thereto.
 - b. Occupancy of a single-family dwelling by one family.
 - c. Community residential homes, in accordance with article VI.
 - d. Family child care homes, in accordance with state law.
 - e. Adult day care homes, in accordance with article VI.
 - f. Home occupations, in accordance with article IV.
 - g. Large family child care homes, in accordance with article VI.
 - (2) Uses by special use permit.
 - a. Places of religious assembly, in accordance with article VI.
 - b. Private schools, in accordance with article VI.
 - c. Public schools, other than institutions of higher learning, in accordance with section 30-77, educational services district (ED).
- (d) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.
- (e) Dimensional requirements. (See Table 1):

TABLE 1. DIMENSIONAL REQUIREMENTS FOR RSF DISTRICTS
Principal Structures

	RSF-1	RSF-2	RSF-3	RSF-4

Petition PB-15-74 ZON
August 27, 2015

Maximum density	3.5 du/a	4.6 du/a	5.8 du/a	8 du/a
Minimum lot area	8,500 sq. ft.	7,500 sq. ft.	6,000 sq. ft.	4,300 sq. ft.
Minimum lot width at minimum front yard setback	85 ft.	75 ft.	60 ft.	50 ft.
Minimum lot depth	90 ft.	90 ft.	90 ft.	80 ft.
Minimum yard setbacks:				
Front	20 ft.	20 ft.	20 ft.	20 ft.
Side (interior)	7.5 ft.	7.5 ft.	7.5 ft.	7.5 ft.
Side (street)	10 ft.	10 ft.	7.5 ft.	7.5 ft.
Rear	20 ft.	20 ft.	15 ft.	10 ft.
Maximum building height	35 ft.	35 ft.	35 ft.	35 ft.

Accessory Structures¹, Excluding Fences and Walls

Minimum front and side yard setbacks	Same requirements are for the principal structure.
Minimum yard setback, rear ²	7.5 ft.
Maximum building height	25 ft.
Transmitter towers ³	80 ft.

¹ Accessory screened enclosure structures whether or not attached to the principal structure may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet from the rear property line. The maximum height of the enclosure at the setback line shall not exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure must be made of screening material.

² One preengineered or premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

³ In accordance with article VI.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3955, § 10, 2-14-94; Ord. No. 960060, § 1, 6-8-98; Ord. No. 980990, § 1, 6-28-99; Ord. No. 041268, § 2, 8-22-05; Ord. No. 070619, § 1, 3-24-08)

Parcel ID: 06539-009-000 & 06539-008-000 □ □ 5021 & 4911 W. University Ave



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, AEX, GeoMapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

EXHIBIT
B-5

150306D

FEMA Special Flood Hazard Area (SFHA) and Contour Data
PB-15-73 LUC and PB-15-74 ZON

1 inch = 100 feet
Contour Data: NAVD 1988 Datum

- A- Annual 1% chance- 100 year
- AE- Annual 1% chance- 100 year- Elevations known
- X- Non Risk
- X500- Low Risk, area of minimal flooding protected by Levy



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.