

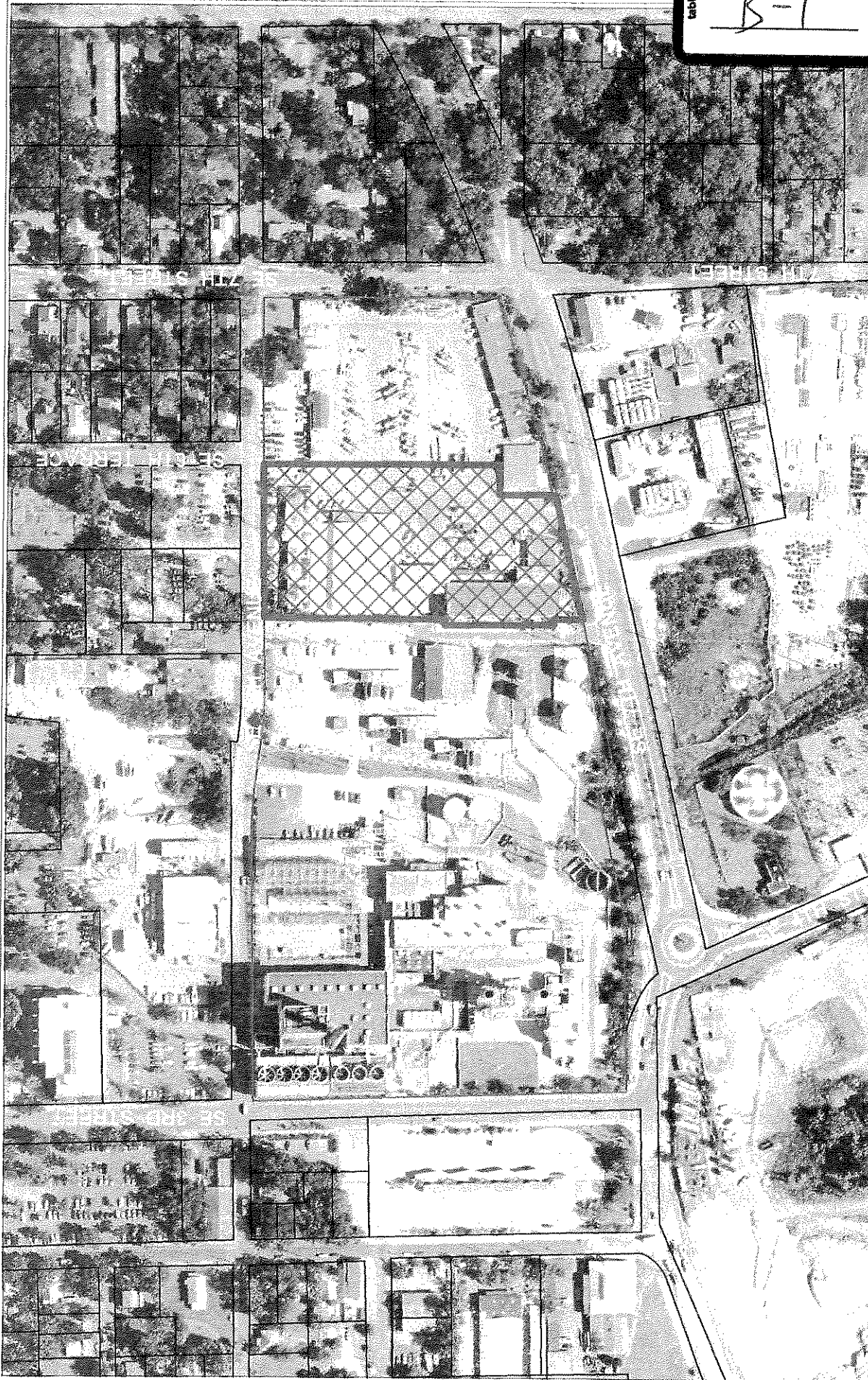
**LEGISLATIVE #**

**120003D**

**Appendix B Supplemental Documents**

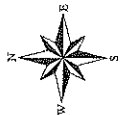
tabbles

B-1



AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-34 LUC PB-12-35 ZON



No Scale

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

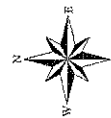
Area under petition consideration

0 100 200 Feet



Division line between two zoning districts

City Limits



No Scale



**EXHIBIT**  
**B-2**

120003D

## EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-35 ZON

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
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- CP Corporate Park
- PD Planned Development

Area under petition consideration

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



**EXHIBIT**  
B-3

PROPOSED ZONING	
Name	Petition Request
Name	Map(s)
Name	Petition Number
City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.
	4052
	PB-12-35 ZON

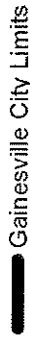
**FUTURE LAND USE  
MAP SERIES**

Innovation Zone

**Legend**



Innovation zone



Gainesville City Limits

**EXHIBIT**  
**B-4**  
 120003D

**City of Gainesville  
Gainesville, Florida**

Prepared by the  
 Planning & Development Services  
 December, 2010

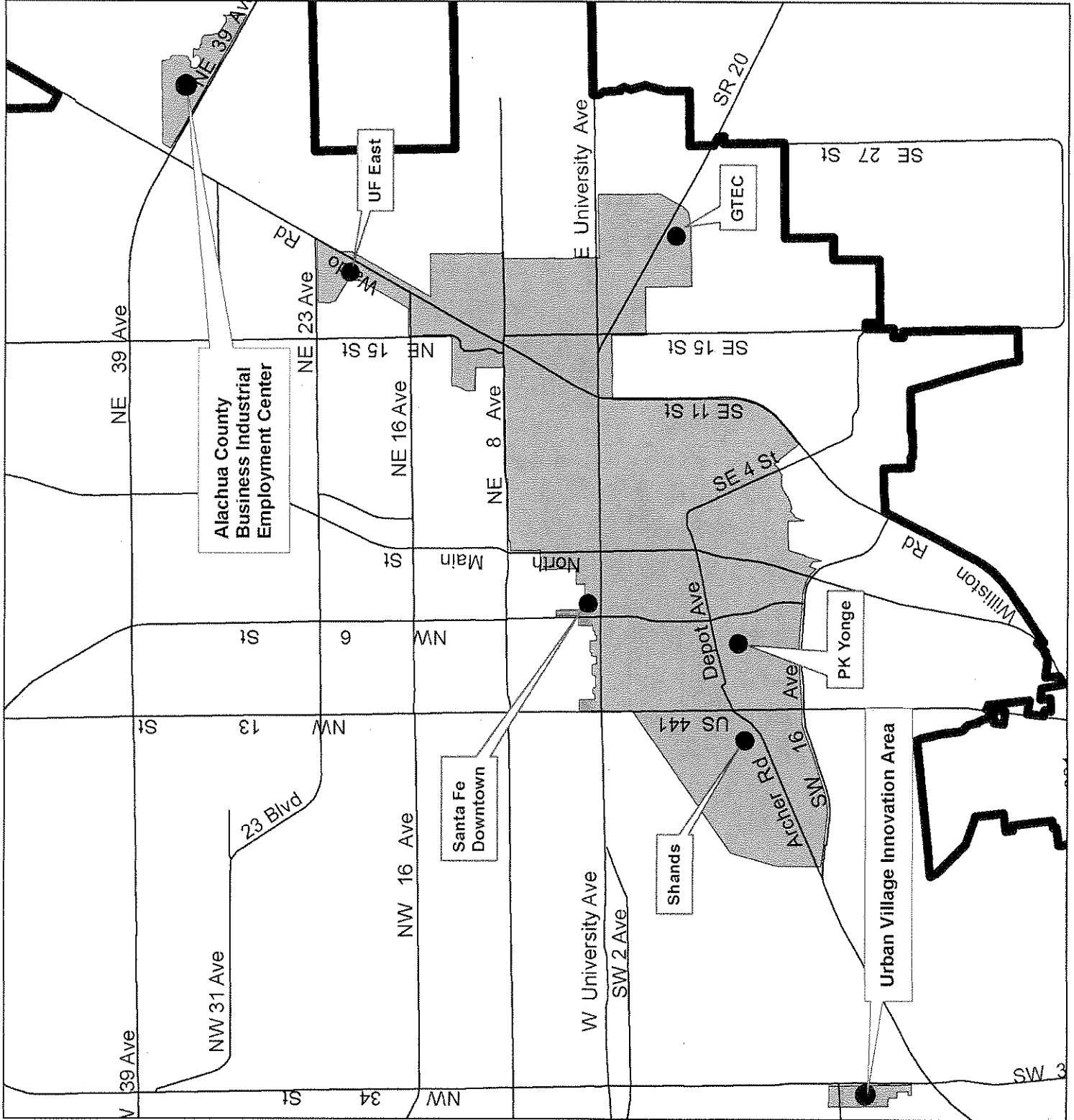


Exhibit B-5

## Sec. 30-66. Central city district (CCD).

(a) *Purpose.* The central city district is established to provide a means to improve the physical, economic, social and cultural character of downtown Gainesville. The ultimate goal of the district is to maintain the downtown as a focal point of the community and a setting for people to live work, shop and be entertained without leaving the district. This goal will be accomplished by allowing commercial services, professional, administrative, governmental and community services, financial services, entertainment and cultural activities, and medium to high density housing, as individual or mixed land uses, and by providing design standards and guidelines intended to preserve and enhance the downtown's distinctive physical attributes as mandated by the city comprehensive plan.

(b) *Objectives*

- (1) Promote the central city district as a focal point of the community by providing for a variety of office, business, public and cultural activities;
- (2) Provide for the development of housing at urban densities;
- (3) Provide for cafes and for the conduct of concerts, festivals and other specified activities outside of enclosed buildings;
- (4) Promote the integration of pedestrian traffic with vehicular traffic;
- (5) Encourage the use of design standards and guidelines to promote development and redevelopment which is sensitive to architectural resources, preserves visual quality, enhances visual unity and accommodates pedestrians; and
- (6) Encourage a continuous façade along streets, sidewalks and pedestrian ways to maintain a strong urban character.

(c) *Permitted uses*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Adult day care homes	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	
	Compound uses	
	Day care centers	In accordance with article VI
	Dormitories	In accordance with article VI
	Eating places	Including sidewalk cafes in accordance with this section 30-66(e)
	Farmers markets	In accordance with article VI
	Multifamily dwellings up to 150 units per acre	

	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of orthopedic or prosthetic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	Roominghouses	In accordance with article VI
	<u>Research and development in the physical, engineering and life sciences*</u>	[*Proposed additional use for CCD zoning district, by Petition PB-11-150 TCH (Legislative no. 110786)]
	Single-family dwellings	
	Structured parking	As regulated by the special area plan for traditional city
	Townhouses	
	Two-family dwellings	
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	
MG-17	Construction - Special trade contractors	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-41	Local and suburban transit and interurban highway passenger transportation	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	
MG-48	Communications	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI
MG-52	Building materials, hardware, garden supply	Excluding mobile home dealers (GN-527)
MG-	General merchandise	



Petition PB-12-35 ZON  
April 26, 2012

53	stores	
MG-54	Food stores	Excluding gasoline pumps as accessory uses
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (GN-598), junkyards and salvage yards
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
GN-701	Hotels and motels	
MG-72	Personal services	Excluding funeral services and crematories (GN-726)
MG-73	Business services	Excluding disinfecting and pest control services (IN-7342)
MG-76	Miscellaneous repair services	Excluding welding repair (IN-7692) and armature rewinding shops (IN-7694)
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833)
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
GN-832	Individual and family social services	
GN-833	Job training and vocational rehabilitation services	
GN-839	Social services, not elsewhere classified	Excluding rehabilitation centers
MG-84	Museums, art galleries and botanical and zoological gardens	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Within enclosed buildings
MG-89	Services, not elsewhere classified	
Div.	Public administration	Excluding correctional institutions (IN-9223)

J		
	USES BY SPECIAL USE PERMIT	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Community residential homes over 14 persons	In accordance with article VI
	Emergency shelters	
	Food distribution center for the needy	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 and halfway houses	In accordance with article VI
GN-726	Funeral services and crematories	In accordance with article VI

(d)

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

(1)

*Nonresidential.* There are no minimum front side or rear yard setbacks. There are also no minimum lot size, lot width or lot depth requirements.

(2)

*Single-family dwellings.* These structures shall be located on lots meeting the minimum dimensions as shown below. This section is specifically designed to allow for zero lot line housing and other unique single-family designs, as well as conventional single-family housing. It allows for smaller, relatively narrow lots, as compared to other districts permitting single-family use, and provides for flexibility in design concepts that which are compatible with existing uses in the area.

a.

Minimum lot area: 3,600 square feet.

b.

Minimum lot depth: 90 feet.

c.

Minimum yard setbacks:<sup>1</sup>

1.

Side: 5 feet (except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet).

2.

Rear: 20 feet.

d.

Minimum yard setbacks for accessory structures: 5 feet for rear; same as principal building for sides.

<sup>1</sup> See Traditional City overlay for front build-to line.

(3)

*Two-family dwellings and townhouses.*

		Townhouses	Two-Family Dwellings
1.	Minimum lot depth	90 ft.	90 ft.
2.	Minimum lot area	1,800 sq. ft. per unit	3,150 sq. ft.
3.	Minimum yard setbacks: <sup>2</sup>		
	i. Side	10 ft. on ends of row	
	ii. Rear	15 ft.	20 ft.
4.	Minimum yard setbacks for accessory structures	5 ft. for rear; same as principal building for sides	5 ft. for rear; same as principal building for sides

<sup>2</sup>See Traditional City overlay for front build-to line.

(4)

*Multi-family dwellings.* There are no minimum front, side or rear yard setbacks. There are also no minimum lot size, lot width or lot depth requirements.

(5)

*Maximum building height in CCD for all buildings.* 12 stories by right; additional stories by special use permit. In addition to criteria listed at Sec. 30-233, a special

use permit for buildings over 12 stories shall be issued only if the following findings are made:

- No more than 150 feet of horizontal first story facade will be allowed without an entrance, which is defined to be an operable door;
- Sidewalks along the street edge shall be at least 10 feet wide;
- There is at least 80% building lot frontage;
- The first story is at least 10 feet in floor to ceiling height; and
- The first story contains only retail, service, and/or restaurant uses when the first story fronts an "A" street or other primary street or streets as determined by the City Manager or designee or appropriate reviewing board.

(e)

*Additional requirements.*

(1)

*General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX, and the Traditional City overlay.

(2)

*Projections over right-of-way.* Projections may, in the CCD, project over any public right-of-way used for sidewalks or other pedestrian walkways when in conformance with the Florida Building Code and, when permitted by the public entity responsible for the right-of-way by the granting of an easement or other appropriate property right.

(3)

*Sidewalk cafes.*

a.

Sidewalk cafes may be operated in conjunction with a permitted principal use provided a license therefore is first issued by the city manager. The city manager is authorized to issue revocable licenses, terminable upon 15 days' notice, for the use of public right-of-way for sidewalk cafes, provided all requirements of this chapter are met, the principal use and sidewalk cafe are in compliance with the requirements of this Code, the owner of the principal use agrees in writing to maintain the portion of the right-of-way where the sidewalk cafe exists, the owner of the principal use agrees in writing to hold the city harmless for any personal injury or property damage resulting from the existence or operation of the sidewalk cafe and the condition and maintenance of the right-of-way upon which it is located, and the owner of the principal use annually furnishes evidence of general liability insurance in the amount of \$100,000.00 per person and \$200,000.00 per occurrence with the city

as additional named insured. A license for a sidewalk cafe must be renewed upon the change of ownership of the permitted principal use.

b.

This license shall only permit use of the sidewalk up to 5 feet from the curbline of the street and from any fire hydrants. A minimum 5-foot wide clear pedestrian path shall be maintained at all times, except where a sidewalk cafe is adjacent to a lane of traffic with no on-street parking, and located on an arterial street. In such cases, a minimum 6-foot wide clear pedestrian path on the sidewalk shall be maintained at all times. A license issued to a sidewalk cafe that serves an eating place, as defined in section 30-23, may include the area adjacent to the curbline, when adjacent to on-street parking, if there is sufficient public sidewalk to maintain a 5-foot wide clear pedestrian path. The width of a required clear pedestrian path may be increased by the city manager or designee if deemed necessary for pedestrian circulation. No such license shall authorize the use or obstruction of a sidewalk located within the triangular area at the intersection of 2 streets as defined in section 30-341

c.

Every sidewalk cafe that serves an alcoholic beverage establishment, as defined in section 30-23, shall be defined by an enclosure or barrier of at least 3 feet in height, measured from the ground or sidewalk level, except for an entrance/exit of customary width. If the alcoholic beverage establishment does not operate between the hours of 8:00 a.m. and 6:00 p.m., elements of the enclosure shall not be permanently affixed to the sidewalk, unless otherwise required by a governmental entity. A sidewalk cafe that serves an eating place, as defined in section 30-23, shall not be required to have an enclosure or barrier. If a business owner does not provide a permanent enclosure or barrier to define the area of use, all chairs, tables, elements of the barrier or enclosure and related items shall be moved inside the building for storage when the cafe is closed, or be securely stored adjacent to the building. If enclosures or barriers are provided, they shall be designed to ensure access to the public right-of-way by people with disabilities. Such enclosures or barriers may consist of screens, planters, fencing or other material that defines that area of use. Unless otherwise specified in this section, provided that the business operates four out of seven days a week and is in operation by 6:00 p.m. each business day, such enclosure and other improvements may be permanently affixed to the sidewalk, provided they are removed, and the sidewalk repaired to its original condition, upon termination of the license or abandonment of the sidewalk cafe use. If at any time, parts or part of the enclosure are removed or withdrawn to

such an extent that the enclosure is no longer sufficient to meet the requirements stated herein, all obstruction of the right-of-way must be removed. The city manager or designee is authorized to revoke any license issued pursuant to this section if it is determined by the city manager or designee that the licensee has violated the terms of the license agreement or this section.

d.

No heating or cooking of food or open flames shall be allowed in the sidewalk cafe area.

*(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 6, 11-15-93; Ord. No. 3947, § 1, 1-24-94; Ord. No. 3963, § 1, 3-14-94; Ord. No. 4075, § 9, 5-8-95; Ord. No. 950862, § 7, 11-13-95; Ord. No. 951420, § 6, 7-8-96; Ord. No. 970449, § 2, 5-11-98; Ord. No. 980273, § 5, 11-9-98; Ord. No. 991153, § 1, 9-11-00; Ord. No. 030752, § 3, 5-10-04; Ord. No. 030762, § 1, 7-12-04)*