

**TO:** City Commission**DATE:** February 3, 2022**FROM:** Department of Sustainable Development**SUBJECT:** Petition to amend the Land Development Code to modify building frontage, building entrance, building materials, and ground floor tenant space requirements for properties in transect zones

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**Applicant:** City of Gainesville**Recommendation:** Approve petition**Discussion**

The proposed text amendment to Section 30-4.13 Building Form Standards and Section 30-4.14 Building Design Standards are intended to further clarify existing requirements for building frontage and building entrances, add new requirements for building materials, and add requirements for the build out of ground floor tenant spaces in transect zones.

Building frontage is the proportion of the building length relative to the width of the development site measured at the site frontage line. This change proposes to exempt single-family home construction from building frontage requirements. Additionally, it removes language that allows gateways, arches or similar features to meet building frontage requirements where the need to provide vehicular access exists. In lieu of this existing administrative allowance, new language would allow for board review to consider alternative proposals for meeting frontage requirements. An additional allowance for outdoor cafes to count towards up to 30% of frontage requirements is proposed.

In regards to building entrances, proposed text would clarify building entrance requirements as well as active use expectations along street frontages. New language is also introduced to specify acceptable exterior building materials for new construction including a maximum percentage of certain types of accent materials.

The change would also require the installation of all mechanical, electrical, plumbing, and fire protection infrastructure necessary for general tenant operability in ground floor commercial spaces. The owner/developer must also provide exhaust ventilation and grease interceptors during construction of the initial building shell. Grease interceptor size will be determined by

GRU during the grease trap/interceptor permitting process and must provide adequate capacity to serve all prospective ground floor tenant spaces. This change is intended to prevent ground floor lease spaces from remaining vacant for extended periods of time due prohibitive upfront costs.

Respectfully submitted,

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Planner IV