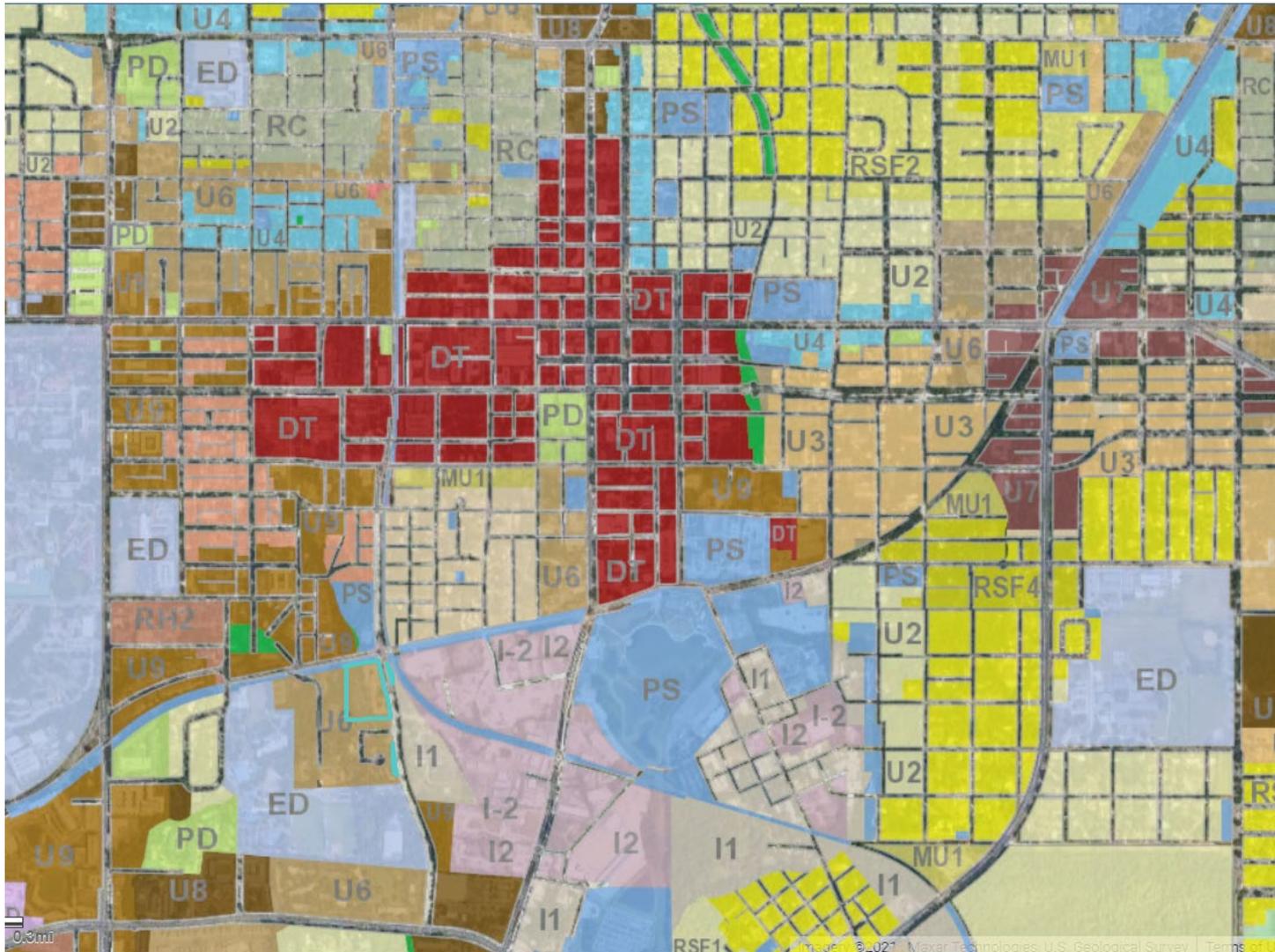
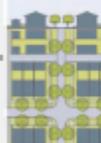


- **PB-21-13 TCH** -- Amend Land Development Code to eliminate the minimum acreage required for non-adjacent T-Zone



	ZONE DESCRIPTION	INTENDED SITE LAYOUT
 	<p>Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.</p>	<p>Edge</p> <p>Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.</p>
 	<p>Urban Zones 2-5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>Side</p> <p>Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.</p>
 	<p>Urban Zones 6-9 Consists of higher density mixed use buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>Front</p> <p>The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.</p>
 	<p>Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.</p>	<p>Front</p> <p>The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.</p>

South Main 2004





S Main St

S Main St



Google Earth

© 2021 Google

6.32 ft





DEPOT PARK





Depot Ave & Depot Park



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United States, FL, Alachua Co.,
Gainesville

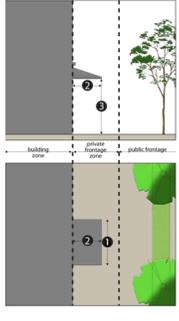
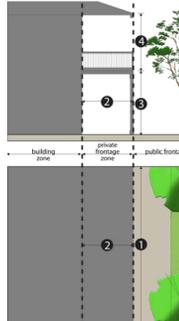
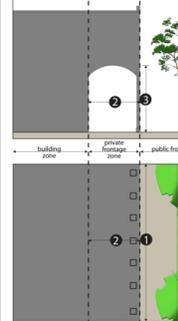
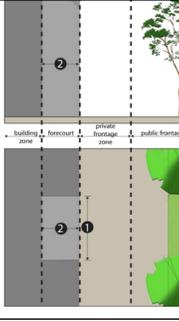
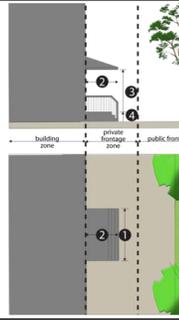
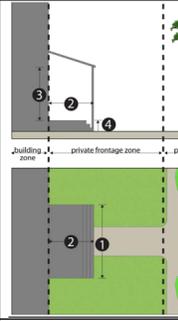
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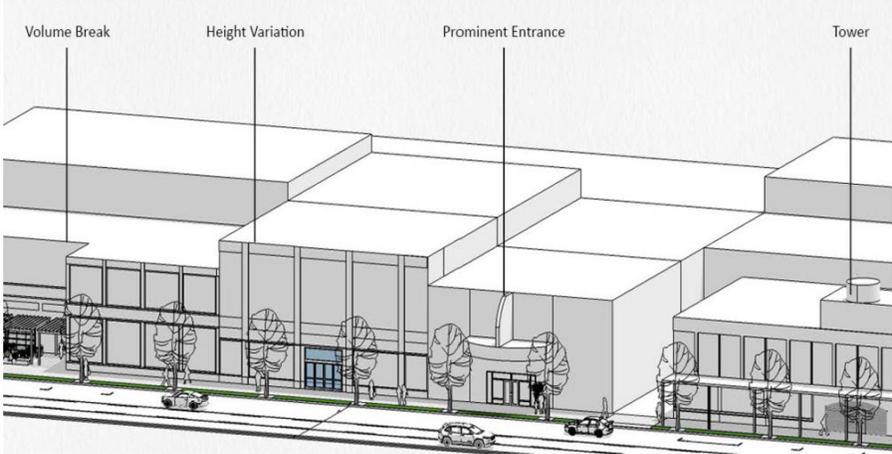
Feedback

100 feet

© Vexcel Imaging

The intent of the Transect Districts is to “establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.” Sec. 30-4.11

		
1. Width: 25% of façade width min.	1. Width: 75% of façade width min.	1. Width: 75% of façade width min.
2. Depth: 5' min.	2. Depth: 8' min.	2. Depth: 8' min.
3. Clear Height: 8' min.		
3. Clear Height: 12' min. (1st floor)	3. Clear Height: 12' min. (1st floor)	
Courtyard	Stoop	Porch
		
1. Width: 10' min. to 50% of façade width max.	1. Width: 5' min. to 16' max.	1. Width: 12' min.
2. Depth: 10' min/20' max.	2. Depth: 5' to 8'	2. Depth: 8' min.
3. Elevation: 18" max. above grade.	3. Clear Height: 8'	3. Clear Height: 8' min.
	4. Elevation: 21" min. above grade.	4. Elevation: 21" min. above grade.



Facade articulation. The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building facades along streets shall maintain a pedestrian scale by integrating the following architectural elements:

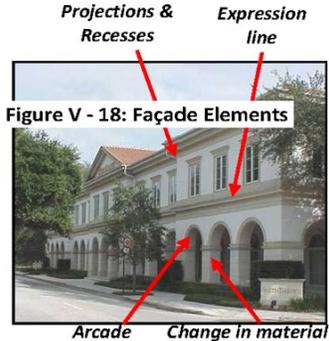


Figure V-11: Parking Access from Alley

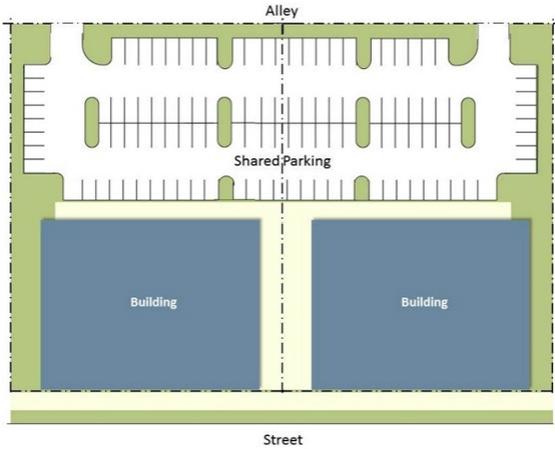


Figure V-13: Parking Structures on Storefront Streets

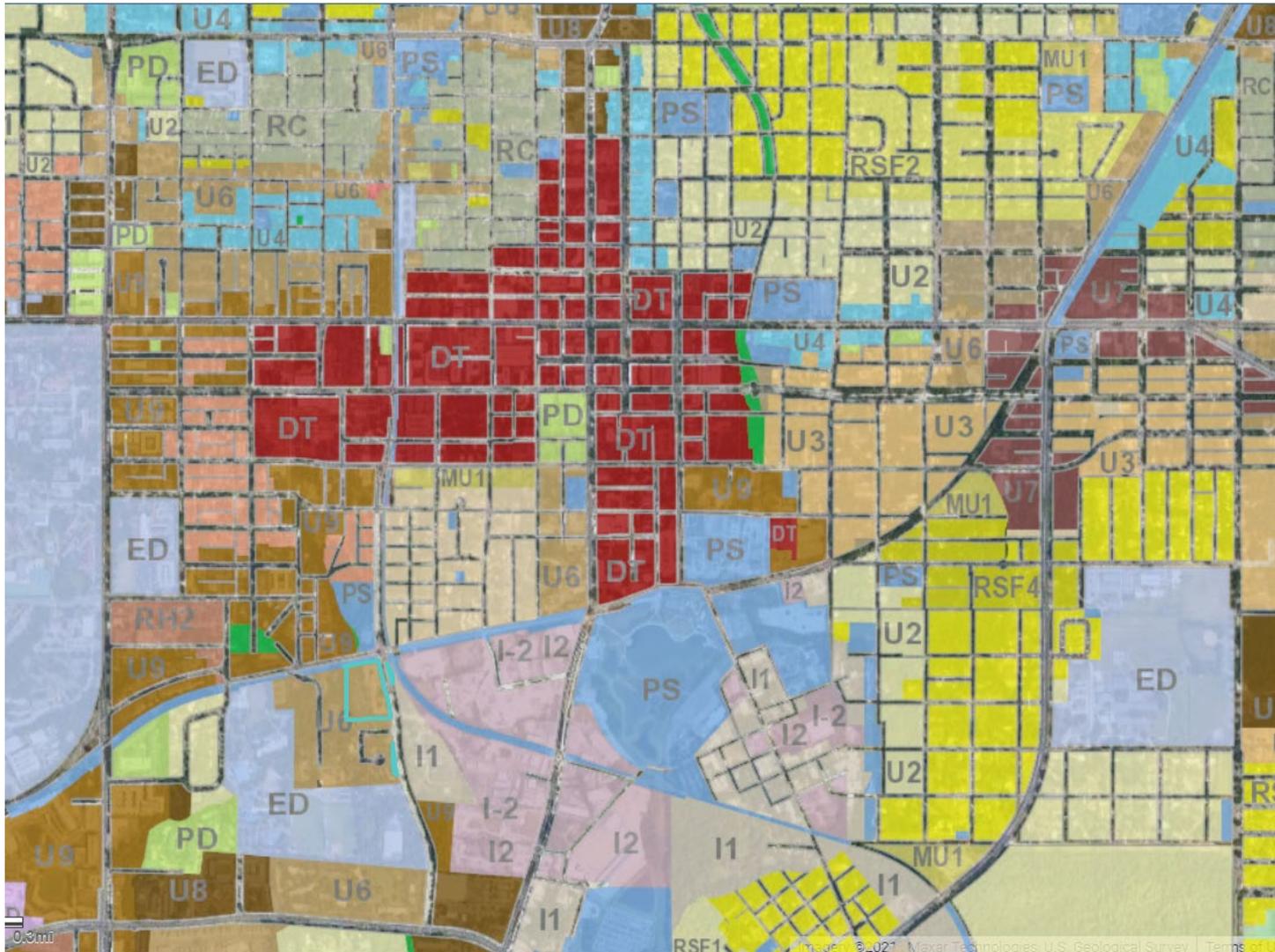


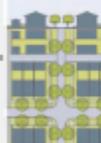
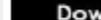
2. Parking structures located along Principal streets shall be required to provide ground floor commercial or office space along the street frontage (see Figure V-14).

Figure V-14: Parking Structures on Principal Streets



- **PB-21-13 TCH** -- Amend Land Development Code to eliminate the minimum acreage required for non-adjacent T-Zone



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