



City of Gainesville
Department of Sustainable Development
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 27, 2020

ITEM NO: 1

PROJECT NAME AND NUMBER: PB-20-00055 TCH

APPLICATION TYPE: Text Amendment, Legislative

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Nathaniel Chan, Planner I

APPLICATION INFORMATION:

Agent/Applicant: eda consultants, Inc.

Property Owner(s): N/A

Related Petition(s): N/A

Legislative History: The current Land Development Code lists dimensional standards for two-family dwellings in residential districts but does not include a definition of “two-family dwelling”.

Neighborhood Workshop: N/A

PURPOSE AND DESCRIPTION:

This petition is privately initiated by eda consultants, Inc. and proposes to amend the City’s Land Development Code (LDC) Article II, Sec. 30-2.1 – Definitions and Article IV, Sec. 30-4.17 – Dimensional Standards. The proposed text changes include the following:

- A. A revised definition of attached dwelling
- B. Addition of a definition of two-family dwelling
- C. Amendments to the RMF-6, 7, and 8 zoning districts dimensional standards table

The text amendments to the Land Development Code will facilitate construction of vertical two-family dwellings in the RMF-6, RMF-7, and RMF-8 zoning districts with proposed new dimensional standards. Currently, the Land Development Code does not specify a definition for two-family

dwelling. Additionally, the Land Development Code provides lot standards for two-family dwellings that are configured horizontally. The subject application requests amendment of the Land Development Code to allow vertical two-family dwellings in RMF-6, RMF-7, and RMF-8 zoning districts.

OVERVIEW OF PROPOSED CODE AMENDMENTS

A. Amendment to Article II, Sec. 30-2.1 – Definitions. Attached Dwelling Definition

Attached dwelling means two or more dwelling units that are attached, ~~horizontally, where each unit has its own front yard and direct entrance from the ground level.~~ This term includes, but is not limited to: two-family, three-family, and four-family dwellings, townhouses and rowhouses, and dwelling units that may be on one combined lot or individual lots.

B. Amendment to Article II, Sec. 30-2.1 – Definitions. Addition of a definition of “Two-family dwelling”

Two-family dwelling means a building containing two dwelling units. Two-family dwelling units may be configured horizontally or vertically. Two-family dwellings are considered multiple-family dwellings, and the definition excludes accessory dwelling units as defined in the Land Development Code.

C. Amendments to Article IV, Sec. 30-4.17 – Dimensional Standards

Sec. 30-4.17. - Dimensional standards.

The following tables contain the dimensional standards for the various uses allowed in each district:

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6

Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	<u>40³/75</u>	<u>40³/75</u>	<u>40³/75</u>
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ^{3 4}	90 ^{3 4}	90 ^{3 4}	80 ^{3 4}	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ^{3 4}	20 ^{3 4}	20 ^{3 4}	20 ^{3 4}	10 ^{4 5}	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	<u>10³/15</u>	<u>10³/15</u>	<u>10³/15</u>
Side (interior) ^{5, 6, 7}	7.5	7.5	7.5	7.5	5	5	10	<u>5³/10</u>	<u>5³/10</u>	<u>5³/10</u>
Rear ^{6, 7, 8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.

3 = Applicable only for two-family dwellings that are configured vertically.

3 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

4 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

5 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

7 8 = 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 shall be made of screening material.

STAFF ANALYSIS AND RECOMMENDATION:

ANALYSIS

The staff analysis is based on compatibility and consistency with the Comprehensive Plan and the Land Development Code. Additionally, staff reviewed the potential impacts of the proposed text amendment to RMF-6, 7, and 8 zoning districts. The proposed text change language was also compared to other jurisdictions' handling of vertical two-family dwellings.

Consistency with the Land Development Code and the Comprehensive Plan

The proposed text amendments are consistent with the existing definitions in the Land Development Code. Table 1 outlines the definitions related to dwellings and dwelling units found within the LDC, including the definitions for multiple-family housing, attached dwelling, and landlord. Two-family dwellings are mentioned within the definitions for "attached dwelling", "de minimis development", and "landlord", but is missing its own definition. Since the LDC offers definitions for single-family, three-family, and four family dwellings, the definition for two-family dwelling is required for consistency.

The proposed amendment to the definition of "attached dwelling" makes the distinction and allowance for the construction of vertical two-family dwellings, where horizontally attached dwellings were already mentioned in the definition. This addition of "vertical dwellings" into the definition of attached dwellings will offer opportunities for new housing types and diversity in

housing selection. This text amendment is not expected to conflict with other definitions and is consistent with other terms and their usage in the LDC.

TABLE 1: COMPARING EXISTING DWELLING DEFINITIONS	
TERM	DEFINITION
Accessory Dwelling Unit	A subordinate living unit added to, created within, or detached from a single-family dwelling (but within the same lot) that provides basic requirements for independent living, sleeping, eating, cooking and sanitation.
Attached Dwelling	Two or more dwelling units that are attached horizontally, where each unit has its own front yard and direct entrance from the ground level. This term includes townhouses and rowhouses, and dwelling units that may be on one combined lot or individual lots.
De Minimis Development	A development of such low intensity as to have a de minimis effect, if any, on the level of service standards adopted in the Comprehensive Plan. De minimis development includes one single-family dwelling or one two-family dwelling on a lot of record as of the effective date of adoption of this chapter. It also includes additions to or the erection of structures smaller than 200 square feet. De minimis development shall be eligible for a certificate of concurrency exemption.
Dwelling	Any building used primarily for human habitation. The term "dwelling" shall not include a hotel, motel, tourist court or other building for transients, but shall include group housing.
Dwelling Unit	A room or rooms in a dwelling, other than a dormitory, comprising the essential elements of a single housekeeping unit. Each area with one address for billing, one electric meter, and/or one full kitchen shall be considered a separate dwelling unit.
Four-family dwelling	A building containing four dwelling units.
Landlord	Any person, owner, agent, individual, firm or corporation or any combination thereof who leases, sublets, rents or allows the occupancy of any single-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, multiple-family dwelling, group housing or other dwelling unit to or by another person or persons not members of his/her family in designated districts whether or not for consideration.
Multiple-family dwelling	A building containing two or more dwellings
Row house	See "attached dwelling."
Single-family dwelling	A single residential building consisting of one dwelling unit that is arranged, intended, or designed for one family. A residential building with more than one kitchen, one meter for any utility (unless multiple meters are needed and billing is combined to one address); more than one address to the property; or more than two of the same major appliance (refrigerator, range, oven, kitchen sink, dishwasher, washer or dryer), even if consolidated in one kitchen or area, shall be considered a multifamily dwelling.
Three-family dwelling	A building containing three dwelling units.

If approved the proposed text amendments will allow and facilitate an innovative housing type within the City of Gainesville that promotes infill development and is consistent with the following goals, policies, and objectives of the Comprehensive Plan, as outlined below:

Future Land Use Element

GOAL 1

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.2

The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Policy 4.11

Land Use Categories on the Future Land Use Map shall be defined as follows:

Residential Medium-Density (RM): 8-30 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity

residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Housing Element

OVERALL GOAL

Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Objective 1.2

Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

Assessment of Setbacks and Dimensional Standards: Comparison to other Jurisdictions

The proposed text changes to Sec. 30-4.17 amend the dimensional standards in RMF-6, RMF-7, and RMF-8 to accommodate vertically configured two-family dwellings. The changes to the dimensional standards have provisions set to only apply to vertically configured two-family dwellings in RMF-6 to 8. There is also an added provision in the legend to prevent lot splits on with two-family dwellings configured vertically. The proposed amendments consist of reductions to required minimum lot width and side setbacks, both street and interior; specifically, the minimum lot width for two-family dwellings is reduced to 40ft and the side setbacks to 10ft and 5ft minimum for street and interior, respectively (See Table V-5).

Staff reviewed and compared the proposed text amendments to other jurisdictions' handling of two-family dwellings in their land development regulations, including municipalities in Florida and some across the United States (See Appendix B). All of the jurisdictions assessed allowed two-family dwellings in their respective higher-density multifamily zoning districts. Setbacks varied widely between jurisdictions and the zoning districts that allowed two-family dwellings; although, smaller minimum setbacks for two-family dwellings were present in more urban areas, like Miami in its urban transect. Lot width requirements also varied between jurisdictions and zoning districts, though more urban zoning districts required smaller lot width requirements. The proposed 40ft minimum lot width matches existing lot width minimums for zoning districts allowing two-family

dwelling in Alachua, FL, while Alachua County, FL, has no lot width minimum requirements for multi-family residential zoning districts.

Based on the staff analysis of other jurisdictions, staff concluded that the proposed text amendment is consistent with development in RMF-6 to 8 zoning districts and its current handling of multi-family dimensional standards. The reduction in required side-street and side-interior setbacks, in addition to the reduction in minimum lot width, is recognizant of the efficient use of space in an urban setting by having two-family dwellings stacked vertically. This supports several areas of the Future Land Use Element of the Comprehensive Plan, including creating and maintaining housing choice (GOAL 1), neighborhood housing diversity (Policy 1.1.3), and the promotion of compact urbanism (Objective 2.1).

Impacts to RMF-6, RMF-7, and RMF-8 Zoning Districts

Staff assessed the potential impacts of the proposed text amendments on RMF-6 to 8 zoning districts. The analysis criteria included neighborhood character and housing type, setbacks, number of stories, and observed impacts to single-family dwellings. Areas of interest were selected to focus on concentrated multifamily residential districts. The selected areas of interest include areas near Archer Rd, Williston Rd, University Ave, NW 13th St, Newberry Rd, and Millhopper Rd (See Appendix B).

All areas of interest featured a mix of housing types, though mainly multifamily dwellings with single-family dwellings in some adjacent areas. Setbacks varied widely between buildings, and buildings were mainly 1-2 stories although some reached 3 stories. Staff concluded that there will be no impacts to RMF-6 to 8, and no subsequent impacts to single-family dwellings. The proposed text amendments are compatible with existing uses within RMF-6, RMF-7, and RMF-8. The primary use of RMF-6 to 8 is multi-family dwellings; since two-family dwellings are a form of multi-family dwelling, there will be no impact on scale and use.

RECOMMENDATION

Staff recommends approval of Petition PB-20-00055 to amend the City's Land Development Code to 1) Revise the definition of attached dwelling, 2) Add a definition for "two-family dwelling", and 3) Amend the Dimensional Standards table to include specific dimensional standards for two-family dwellings in RMF-6, RMF-7, and RMF-8 zoning districts.

DRAFT MOTION FOR CONSIDERATION

I move to approve petition PB-20-00055.

POST-APPROVAL REQUIREMENTS:

Requirements to be met after the vote on the text amendment include compliance with any conditions that may be imposed by the City Plan Board.

LIST OF APPENDICES:

Appendix A Application Documents

Application Form
Justification Report

Appendix B Comprehensive Plan Goals, Objectives, and Policies

Future Land Use Element
Housing Element

Appendix C Maps, Tables, and Analysis

City of Gainesville RMF-6 to 8 Zoning Districts
City of Gainesville RMF-6 to 8 Areas of Interest (5 maps)
In-State Jurisdiction Comparison Table
Out-of-State Jurisdiction Comparison Table
Assessing impact of PB-20-55 on RMF-6, RMF-7, and RMF-8

Appendix A

Application Documents



APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name: eda consultants, inc.	
Applicant/Agent Address: 720 SW 2nd Ave, Suite 300	
City: Gainesville	
State: FL	Zip: 32601
Applicant/Agent Phone: 352-373-3541	Applicant/Agent Fax: 352-373-7249

***Note:** It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.*

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code [X]	Comprehensive Plan Text []	Other []
Section/Appendix No.: Sec. 30-2.1 Definitions	Element & Goal, Objective or Policy No.:	Specify:
Sec. 30-4.17 Dimensional Standards		

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):
See attached sheets

Certified Cashiers Receipt:

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted herewith.

Signature of applicant/agent: 

Date: 4/2/20

TL—djw
8/99



Proposed Text Changes to Definitions and the RMF 6, 7, & 8 Zoning Districts to Facilitate Vertical Two- family Dwellings

Submittal Date: April 20, 2020, Revised May 18, 2020 & July 16, 2020

Prepared By: eda consultants, inc.

Statement of Proposed Change

This application for text amendments to the City’s Land Development Code (LDC) requests to amend LDC Article II, Sec. 30-2.1. – Definitions; and Article IV, Sec. 30-4.17 (Dimensional standards). These amendments are proposed to facilitate an innovative housing type within the City of Gainesville. The text amendments to the Code will facilitate construction of vertical two-family dwellings in the RMF-6, 7, and 8 zoning districts with proposed new dimensional standards.

The RMF-6, 7, and 8 zoning districts are not considered transect-type zones, and the dimensional standards in these zoning districts reflect that. The existing Land Development Code dimensional standards for two-family dwellings in the RMF-6, 7, and 8 zoning districts have existed for decades (since 1992) and were not changed as part of the Land Development Code update that was adopted in 2017. The current lot width standards in the Code only recognize the older vision of horizontally configured two-family dwellings (the ranch-style duplex), thus requiring a lot width almost double the width for a single-family dwelling.

Vertically configured two-family dwellings are more land efficient and have the appearance of single-family dwellings. This means that vertical two-family dwellings can be placed on narrower lots to promote a more urban setting and more effectively utilize land and public facilities. In some locations, vertical two-family dwellings are referred to as “stacked duplex homes.”

Vertical two-family dwellings are common in older neighborhoods, particularly in the northeast where large, older homes were converted into two-family (or multi-family dwellings) to meet housing needs. Some examples of this type of conversion already exist in Gainesville in the Duckpond Neighborhood in the form of two-family and multi-family dwellings.

It is important to note that the proposed changes to the Land Development Code only impact the RMF-6, RMF-7, and RMF-8 zoning districts, all of which are multi-family zoning districts. The proposed text changes in this application will have no impact on dwellings in single-family zoning districts.

The following pages include examples of vertical two-family dwellings:



Example of a “stacked duplex” house plan from a Portland, Oregon Building Design Firm



Example of a streetscape with vertically configured two-family dwellings



Example of a “stacked duplex” house plan from a British Columbia House Plan Firm



Example of a constructed “stacked duplex”

Research and Background Information

In 2019, the Urban Land Institute published an article called “Attainable Housing, Challenges, Perceptions, and Solutions.” The article discusses America’s housing affordability challenge referred to in the study as “attainable housing.” They defined “attainable housing” as nonsubsidized, for-sale housing that is

affordable to households with incomes between 80 and 120 percent of the area median income. Four housing product design solutions are discussed in the article. These include: Small homes; Value housing; Missing middle (attached); and High-density detached (cluster). This text change is related to the “Missing-middle” housing type mentioned in the ULI report. “Missing-middle housing” is defined in the report as housing typologies at densities between those of single-family homes and mid-rise communities whose scale would be compatible with single-family homes. This includes duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, townhouses, multiplexes, and live/work buildings.

As stated in the ULI report, “Unit sizes in missing-middle buildings are typically smaller than those offered in traditional for-sale product, and this scale can help keep costs down while delivering homes at an attainable price point. One of the key attractive features of missing-middle housing is that because of its scale, entrances to individual units feel more like those of single-family homes than large condominium complexes with shared elevators and long corridors.”

The term “missing-middle housing” originated with Daniel Parolek, the founder of Opticos Design, a team of urban designers, architects, and strategists. The “Missing-middle” website specifically includes Duplex: Stacked” as one of the important housing types to provide solutions along a spectrum of affordability. The website goes on to describe “Missing-middle” housing types as follows:

“These housing types typically have small-to medium-sized footprints, with a body width, depth and height no larger than a detached single-family home. This allows a range of Missing Middle types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill...

In addition, the scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood but may not want to live in a large condominium or apartment building.”

The website also discusses the regulatory zoning problems associated with “Missing-middle” housing as follows:

“...most multifamily zones in conventional codes allow much bigger buildings (taller and wider) and also typically encourage lot aggregation and large suburban garden apartment buildings. The environments created by these zones are not what Missing Middle Housing is intended for.”

This is the issue that the proposed text change is addressing, which is that some of the current dimensional standards for RMF-6, 7, & 8 in the Land Development Code do not address the need for flexibility for vertical two-family dwellings. The City of Eugene, Oregon published a handout on “How can we increase housing affordability, availability, and diversity.” The first strategy identified was “Remove land use code barriers.”

The document continues with findings that “While the City of Eugene prioritizes Missing Middle housing types in Envision Eugene and other long-range planning documents, in practice the City’s planning priorities don’t translate into enabling Missing Middle units. The timelines are too long and there are too few financial incentives to building these housing types, which in the end made projects difficult to complete.”

This is precisely the same situation with the City of Gainesville’s Land Development Code dimensional standards for vertical two-family dwellings in the RMF-6, 7, & 8 zoning districts. There are no incentives to build vertically and no flexibility for lots with narrower lot widths. Thus, the housing type diversity is limited in Gainesville in these zoning districts.

It is interesting to note that a study by Arnab Chakraborty and Andrew McMillan of the University of Illinois looked at the connection between housing diversity in a community and its home foreclosures during the Great Recession. They found that “communities with lower housing diversity had higher rates of foreclosures.” As the United States enters another period of economic uncertainty due to the COVID-19 pandemic, this is an important point to remember.

Finally, housing type diversity is important for social and income diversity in a community. Emily Talen, a Professor of Urbanism at the University of Chicago, is an expert on neighborhood diversity in the built environment. Her research indicates:

“The greater the diversity of housing unit types, age of the housing stock, housing tenure (owner or renter-occupied dwelling units), and housing values, the greater the diversity of family income.”

Christy Dodson, Georgia Institute of Technology, School of City and Regional Planning, in her article, “Neighborhood Diversity and Middle Housing in an Atlanta Context” states, “...planners should work to ensure diverse housing types are not only lawful but incentivized within the current zoning code.”

A web article entitled “Diversifying Housing Options” by Nicholas Julian echoes the need for housing type diversity and a change in regulations.

“Housing development within the United States needs a makeover. Past trends, guided by regulations, have led to a market saturated with single-family homes, garden apartments, and condominiums, with little variety in between. A recent New York Times article emphasized how zoning regulations have created a dichotomy between single-family detached homes and large multifamily buildings, favoring single-family across the country, leading to supply shortages and issues of affordability. Other research has revealed a “missing middle” in housing types. Increasing housing supply has long been proven as a method for promoting overall housing affordability. Yet a greater mix of housing types is also needed to meet an increasing diversity of income, households, and generational needs.”

In order to promote and incentivize vertical two-family dwellings to add housing choices in Gainesville, text changes to the Land Development Code (LDC) are necessary and are as proposed below.

Proposed Text Changes

The proposed text changes include the following:

1. A revised definition of attached dwelling.
2. Addition of a definition of two-family dwelling.
3. Amendments to the RMF-6, 7, & 8 zoning districts dimensional standards tables (Table V-5).

The proposed text changes are shown below in underline/strike-through format with explanations of the rationale for these text amendments.

Currently, the LDC presumes two-family dwellings and attached dwelling units are horizontally configured on a lot. Horizontal configurations require more land area, while vertical configurations can utilize less land area and thus be more efficient in urban settings.

The definition of attached dwelling specifically states, “*Attached dwelling* means two or more dwelling units that are attached **horizontally**...” This application request proposes to amend the definition of attached dwelling to delete the requirement that the attached units be horizontal such that the individual units could be in a two-story or multi-story configuration.

When the LDC was updated in July 2017, it did not include a definition of “two-family dwelling.” This appears to have been an oversight because the previous LDC did include such a definition, and “two-family” remains listed in Table V-5: Residential Districts Dimensional Standards. This application proposes to add a definition of “two-family dwelling” that matches the definition from the previous LDC with the addition of language indicating that two-family dwellings can be horizontally (duplex-type) or vertically (two-story) configured. The proposed definition change also clarifies that two-family dwellings are multiple-family dwellings and that the definition excludes accessory dwelling units (which are separately defined and regulated by the Code).

These proposed changes to the Definitions section of the Code are necessary to facilitate the ability to construct vertical two-family dwellings in the City of Gainesville, which will add opportunities for new housing-types. In addition, these changes will provide flexibility in housing-type choices for consumers. These definitions are for uses existing (Attached dwellings & multi-family dwellings) in the Permitted Uses Table for RMF 6, 7, & 8 zoning districts (Table V-4).

Amend Article II, Section 30-2.1 - Definitions as follows:

Attached dwelling means two or more dwelling units that are attached, ~~horizontally, where each unit has its own front yard and direct entrance from the ground level.~~ This term includes, but is not limited to: two-, three-, and four-family dwellings, townhouses and rowhouses, and dwelling units that may be on one combined lot or individual lots.

Two-family dwelling means a building containing two dwelling units. Two-family dwelling units may be configured horizontally or vertically. Two-family dwellings are considered multiple-family dwellings, and the definition excludes accessory dwelling units as defined in the Land Development Code.

Amend Article IV, Division 3, Section 30-4.17

Two-family dimensional standards are specifically listed in Table V-5: Residential Districts dimensional Standards.

The proposed changes to the dimensional standards in Table V-5 recognize that two-family dwellings that are configured vertically can be placed on lots with smaller minimum widths than horizontally configured two-family dwellings. The vertical configuration has the appearance of

a two-story, single-family dwelling and thus can utilize the same lot width standard as single-family dwellings. This provides for better use of space in developments, and it can result in reduced impervious surface. It also provides for an innovative housing type within Gainesville that can lead to additional housing choice availability. Vertically configured two-family dwelling may also increase affordable housing opportunities by allowing two housing units to be built on smaller lots. This is important in Gainesville’s urban setting where infill development may limit the size of lots

Additional amendments to the side setbacks (street and interior) are proposed that reduce the minimums required. This is in recognition of the vertical configuration of the two-family unit and for better utilization of land in an urban setting. Footnotes associated with Table V-5 are proposed for amendment to account for the vertical, two-family standards.

The proposed text amendments are indicated below:

Sec. 30-4.17. - Dimensional standards.

The following table contain the dimensional standards for the various uses allowed in each district. Amendments to the table are shown in underline and strike-through.

Table V-5: Residential Districts Dimensional Standards.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										
Min.	None	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	12	12	12	10	14	20
With density bonus points	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	50%	50%	50%	50%	50%	50%
LOT STANDARDS										

Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	<u>40³/75</u>	<u>40³/75</u>	<u>40³/75</u>
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ^{3,4}	90 ^{3,4}	90 ^{3,4}	80 ^{4,5}	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ^{3,4}	20 ^{3,4}	20 ^{3,4}	20 ^{3,4}	10 ^{4,5}	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	<u>10³/15</u>	<u>10³/15</u>	<u>10³/15</u>
Side (interior) ^{5, 6, 7}	7.5	7.5	7.5	7.5	5	5	10	<u>5³/10</u>	<u>5³/10</u>	<u>5³/10</u>
Rear ^{6, 7, 8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)										
By right	3	3	3	3	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

LEGEND:

1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum density requirements.

2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum lot width requirement for single-family. Lot may not be split when the two-family dwelling is configured vertically.

3 = Applicable only for two-family dwellings that are configured vertically.

3 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a minimum building setback of 50 feet along that street.

4 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are permitted to encroach up to five feet into the minimum front yard setback.

5 6 = Except where the units are separated by a common wall on the property line of two adjoining lots. In such instances, only the side yard setback for the end unit is required.

6 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one story in height may be erected in the rear or side yard as long as the structure has a minimum yard setback of three feet from the rear or side property line, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

7 8 = 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 shall be made of screening material.

Consistency with the Comprehensive Plan

The proposed text amendments are consistent with the City’s Comprehensive Plan. Specifically, the following policies support these changes.

Future Land Use Element Goal 1

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Consistency: The proposed text change expands housing choices by facilitating the construction of vertical two-family dwellings using smaller lot sizes, which in turn increases the sustainability of development in the community.

Future Land Use Element Policy 1.1.3

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Consistency: The proposed text change will add flexibility to construct vertical two-family dwellings, which will add to the diversity of housing types available in Gainesville. The current lot width dimensional standards in the RMF 6, 7, and 8 for two-family dwellings do not account for or encourage vertical two-family dwellings. The proposed text change will incentivize the vertical two-family dwelling type by reducing the lot width requirements which can lower land costs. The text change will promote housing type diversity.

Future Land Use Element Policy 2.1.2

The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Consistency: The proposed text change concerns the RMF-6, 7, and 8 zoning districts, which are all multi-family medium density districts designated for multi-family residential development. Many of the properties with the RMF 6, 7, and 8 zoning designations are located south and west of the UF campus and are within ¼ mile of the campus. This proposed text change will add flexibility to construct vertical two-family dwellings in these districts, which will add to the diversity of housing types available in Gainesville and near the UF campus. The current lot width dimensional standards in the RMF 6, 7, and 8 for two-family dwellings do not account for or encourage vertical two-family dwellings.

Future Land Use Element Policy 4.1.1

Residential Medium-Density (RM): 8-30 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher

learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Consistency: The RMF-6, RMF-7 and RMF-8 zoning districts (which are the subject of this text change) fall within the Residential Medium-Density future land use category. This proposed text change will facilitate meeting the 8 dwelling units per acre minimum density requirement by allowing vertical units with smaller lot widths and reduced side setbacks. Vertical two-family dwellings will have the appearance of two-story single-family homes, which are allowed in this future land use category.

Housing Element Overall Goal

Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Consistency: Adding flexibility in the LDC to incentivize vertical two-family dwellings will contribute to encouraging a sufficient and diverse supply of housing units for Gainesville.

Housing Element Objective 1.2

Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.

Consistency: The proposed changes to the RMF-6, 7, and 8 districts will add flexibility and incentives for a creative, new housing type within the City of Gainesville. By allowing these structures on narrower lot widths, the land costs associated with construction may be reduced, which will allow for better pricing opportunities. Vertical two-family dwelling units can also be used as ownership/rental opportunities where a homeowner lives on one level and rents the other unit (either above or below). This can supplement the income of the homeowner for mortgage payments and living expenses.

Summary

As indicated in this justification report, the proposed changes to the Land Development Code definitions and RMF-6, RMF-7 and RMF-8 zoning districts would add flexibility for the construction of vertical two-family dwellings. This flexibility will encourage the availability of additional housing types and choices in Gainesville and allow better use of urban land by using vertical units. The proposed changes are consistent with the City's Comprehensive Plan, as demonstrated above. Finally, as noted earlier, these proposed changes do not impact single-family dwellings in single-family zoning districts because the RMF-6, RMF-7, and RMF-8 zoning districts are all multi-family districts.

Appendix B

Comprehensive Plan Goals, Objectives, and Policies



Future Land Use Element

GOAL 1 **IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

Objective 1.1 **Adopt urban design principles that adhere to timeless (proven successful), traditional principles.**

Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policy 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.1.4 The City and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural, and recreational uses.

Policy 1.1.5 The City, to the extent possible, should contain an ample supply of squares, greens, and parks with frequent use encouraged through placement, definition and design.



TRANSPORTATION CHOICE, A HEALTHY ECONOMY, AND DISCOURAGES SPRAWL.

Objective 2.1 **Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.**

Policy 2.1.1 The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

- a. The City should consider the unique function and image of the area through design standards and design review procedures as appropriate for each redevelopment area;
- b. The City should include in its redevelopment plans recommendations regarding economic development strategies, urban design schemes, land use changes, traffic calming, and infrastructure improvements;
- c. The City should identify potential infill and redevelopment sites; provide an inventory of these sites; identify characteristics of each parcel, including land development regulations, infrastructure availability, major site limitations, and available public assistance; and develop a strategy for reuse of these sites;
- d. The City should encourage retail and office development to be placed close to the streetside sidewalk.

Policy 2.1.2 The City's Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within 1/2 mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside of single-family neighborhoods.

Policy 2.1.3 The City should concentrate CDBG, HOME, and SHIP funding efforts primarily in a limited number of neighborhoods annually.

Policy 2.1.4 The City shall strive to implement certain land use-related elements of Plan East Gainesville, including but not limited to:

- a. Establishing a three-tiered land use transect for east Gainesville to transition land development regulations from urban to suburban to rural; and



Policy 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.

Policy 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

GOAL 4 THE FUTURE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT: USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE; AND PRESERVES THE TREE CANOPY OF THE CITY. THE FUTURE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Single-Family (SF): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.



Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (RM): 8-30 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Residential High-Density (RH): 8-100 units per acre

This land use category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high-intensity multi-family development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need

Goals, Objectives & Policies



Housing Element

OVERALL GOAL: ENCOURAGE A SUFFICIENT SUPPLY OF ADEQUATE, DECENT, SAFE, SANITARY, HEALTHY AND AFFORDABLE RENTAL AND OWNER-OCCUPIED HOUSING FOR ALL INCOME GROUPS.

GOAL 1

ASSIST THE PRIVATE AND NON-PROFIT HOUSING SECTOR IN PROVIDING HOUSING FOR LOW-INCOME, VERY LOW-INCOME, AND EXTREMELY LOW-INCOME HOUSEHOLDS.

Objective 1.1 Provide technical assistance and information on available City-owned parcels for low-income, very low-income and extremely low-income housing developments to private or non-profit housing providers who request housing assistance.

Policy 1.1.1 The City shall maintain a working relationship or partnership with the private sector by disseminating information in the form of brochures annually on new housing techniques involving innovative ways to save energy and water, utilize alternative building materials, better protect indoor air quality and encourage cost-effective construction techniques. Brochures on codes and grants available to facilitate the production of affordable housing for low-income, very low-income, and extremely low-income residents will also be made available.

Policy 1.1.2 The City shall provide available City-owned parcels to private and non-profit housing developers for the development of affordable housing for low-income, very low-income, and extremely low-income households.

Policy 1.1.3 The City shall develop City-owned scattered site lots with affordable single-family residential units.

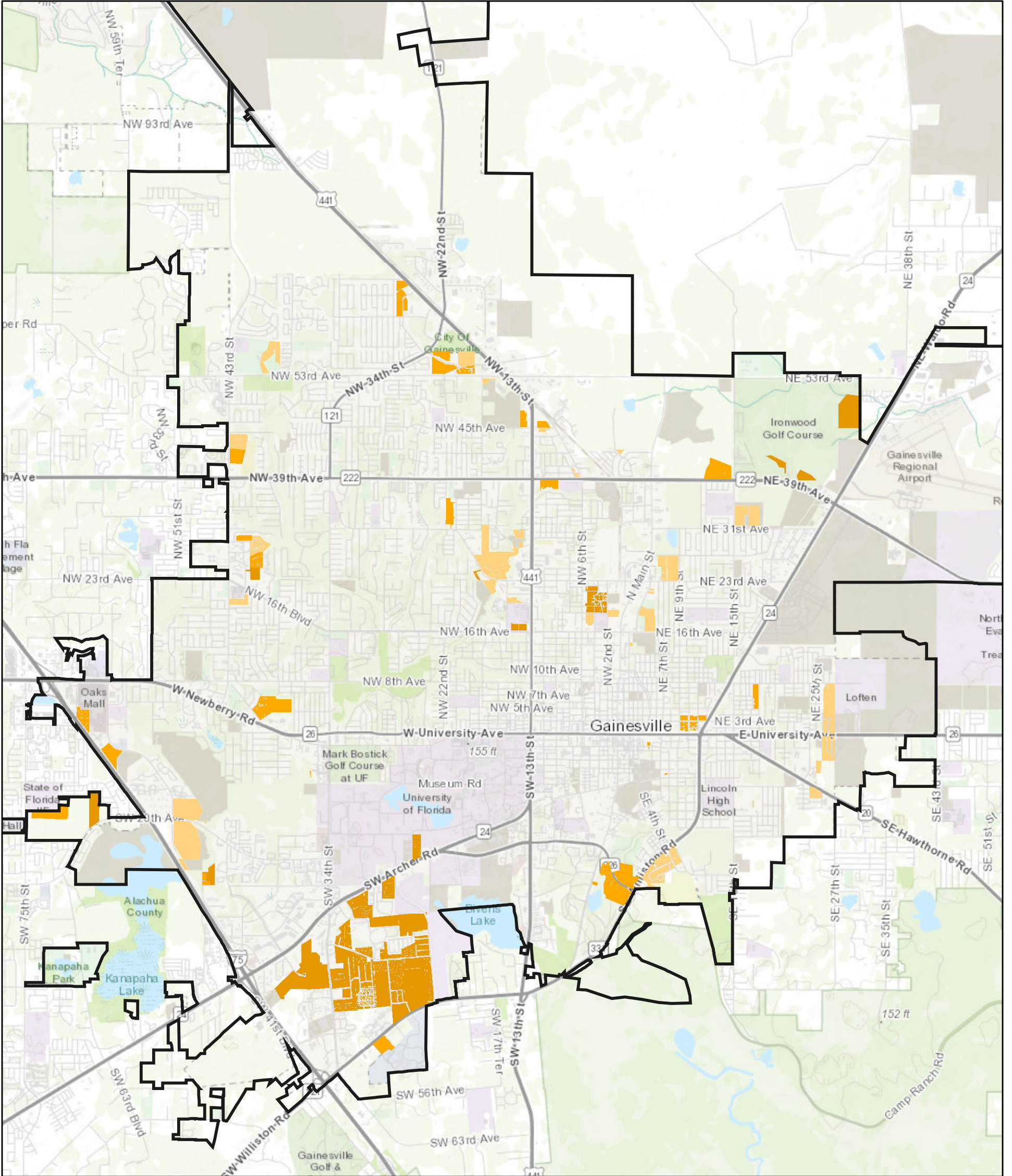


- Policy 1.1.4 The City shall review and evaluate zoning and other regulations that pertain to housing to insure that requirements continue to be reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations.
- Policy 1.1.5 The University of Florida (UF) and the private sector shall be responsible for providing housing for college students.
- Policy 1.1.6 Housing programs and projects, where feasible, shall be coordinated with Alachua County, the Housing Authorities and any other groups involved in providing affordable housing.
- Policy 1.1.7 Lobby the State Legislature for broad based sources of recurring revenue to provide funds to pay for the construction of new housing units for low-income, very low-income, and extremely low-income households.
- Policy 1.1.8 The City shall provide Fast Track permitting to streamline the review process for new residential, residential additions and residential interior remodeling applications.
- Objective 1.2 Provide a variety of housing types and densities for moderate-income, low-income, very low-income, and extremely low-income people.**
- Policy 1.2.1 The Housing and Community Development Division and Planning and Development Services Department, through the First Step Program, shall assist private and non-profit housing developers in identifying sites for moderate-income, low-income, very low-income and extremely low-income housing.
- Policy 1.2.2 The City shall allow mobile home parks in areas designated Residential-Low on the Future Land Use Map.
- Policy 1.2.3 The City shall allow manufactured housing built to the Standard Building Code in residential areas as designated on the Future Land Use Map.
- Policy 1.2.4 The City shall provide the opportunity for zero lot line and cluster subdivisions as incentives for low-income, very low-income, and extremely low-income housing.
- Policy 1.2.5 The City shall support the dispersal of low-income, very low-income and extremely low-income housing units throughout the City by providing housing densities throughout the City that will allow low-income, very low-income and extremely low-income housing to be provided by the private sector. The City shall use Community Development Block Grant Funds and Section 8 Programs, the Home Investment Partnerships Grant (HOME) and

Appendix C

Maps, Tables, and Analysis

City of Gainesville RMF 6-8 Zoning Districts April 2020



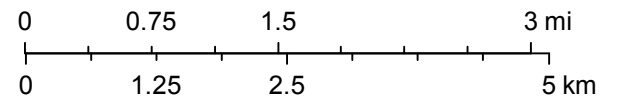
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Gainesville City Limits

City of Gainesville Zoning

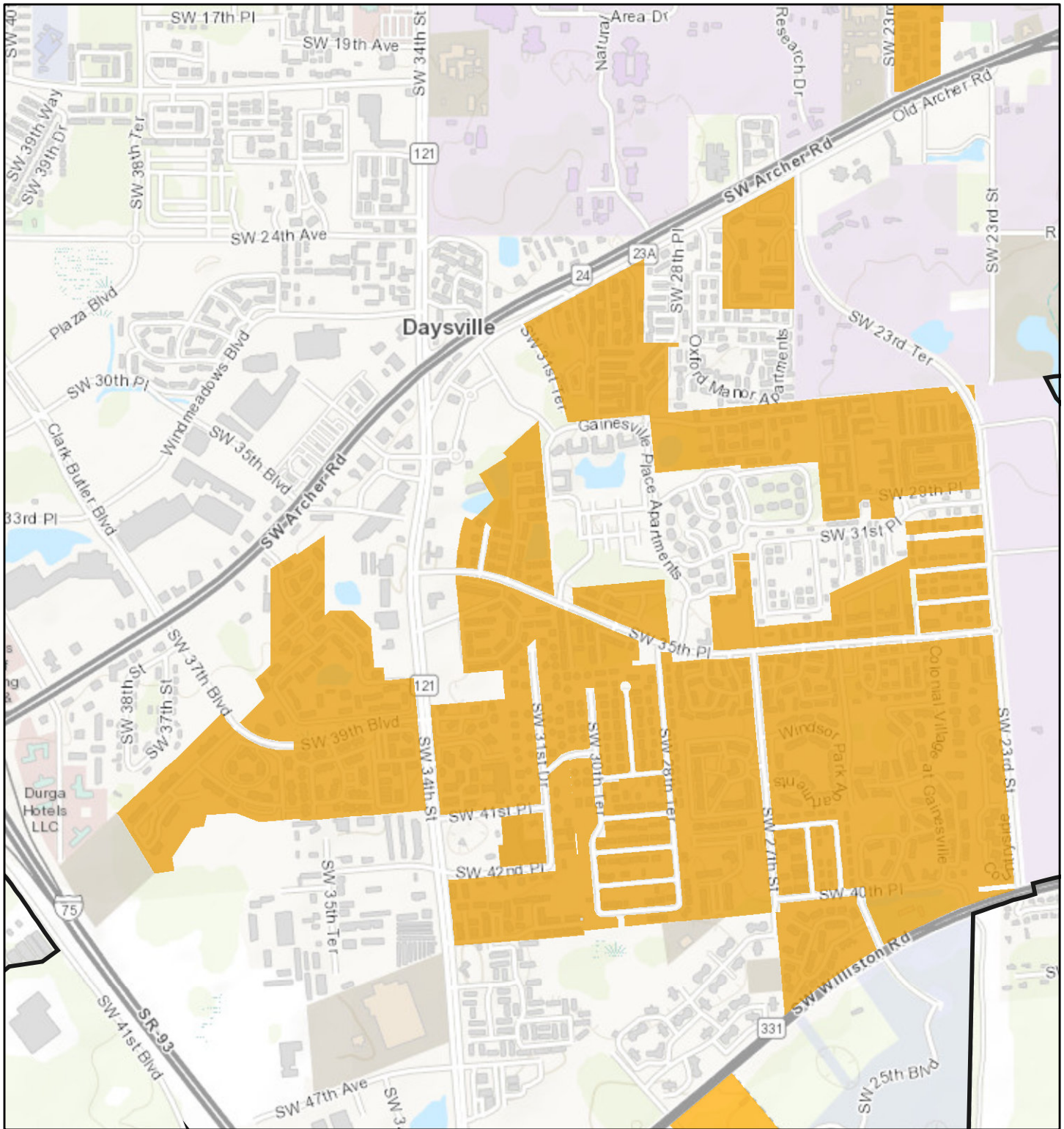
- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RMF-8: Multiple-Family Residential

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

City of Gainesville RMF-6 to 8: Archer Road



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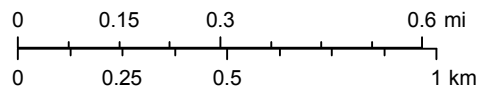
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Gainesville City Limits

City of Gainesville Zoning

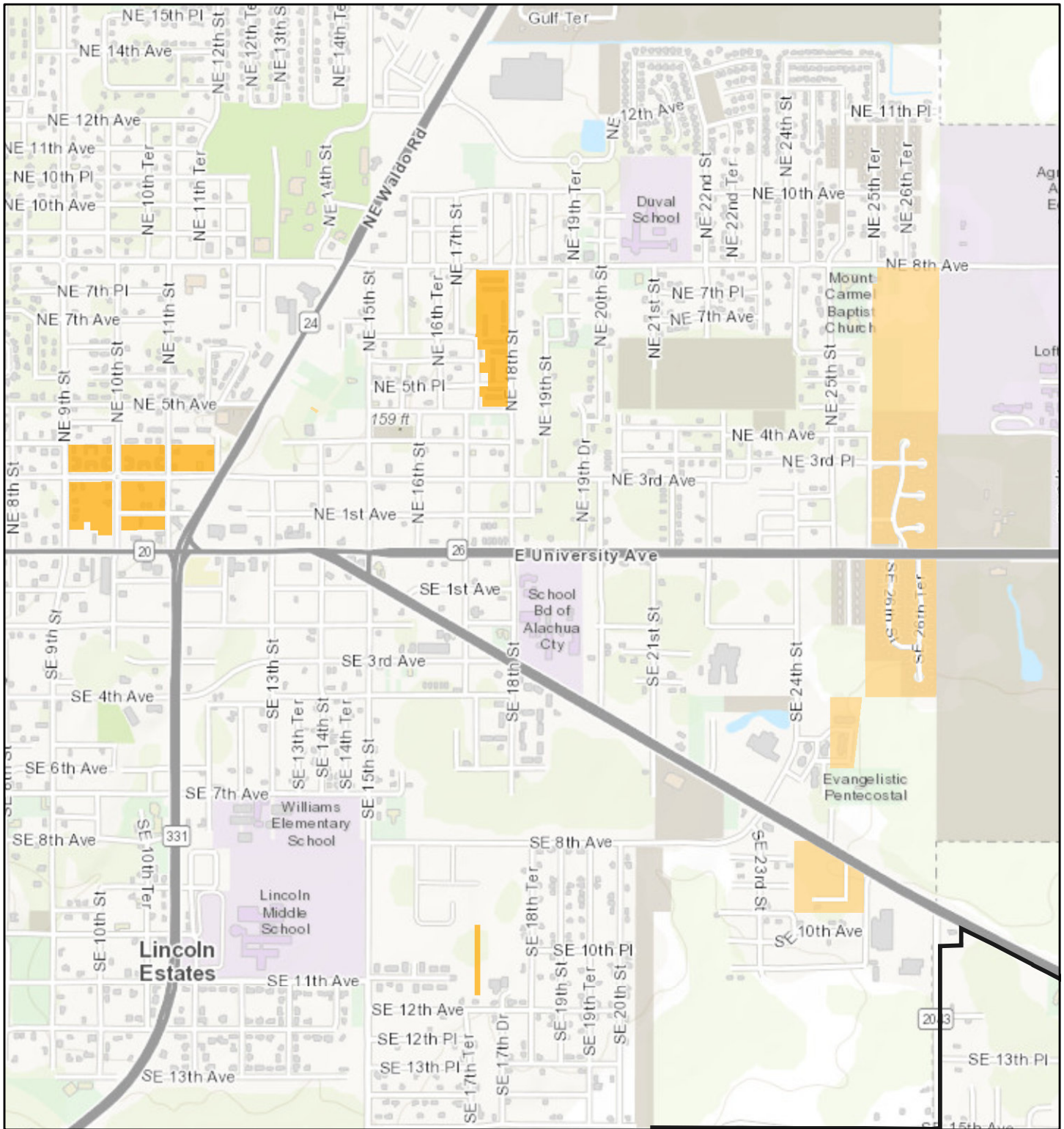
RMF-7: Multiple-Family Residential

RMF-8: Multiple-Family Residential



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

City of Gainesville RMF-6 to 8: E University Ave



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Gainesville City Limits

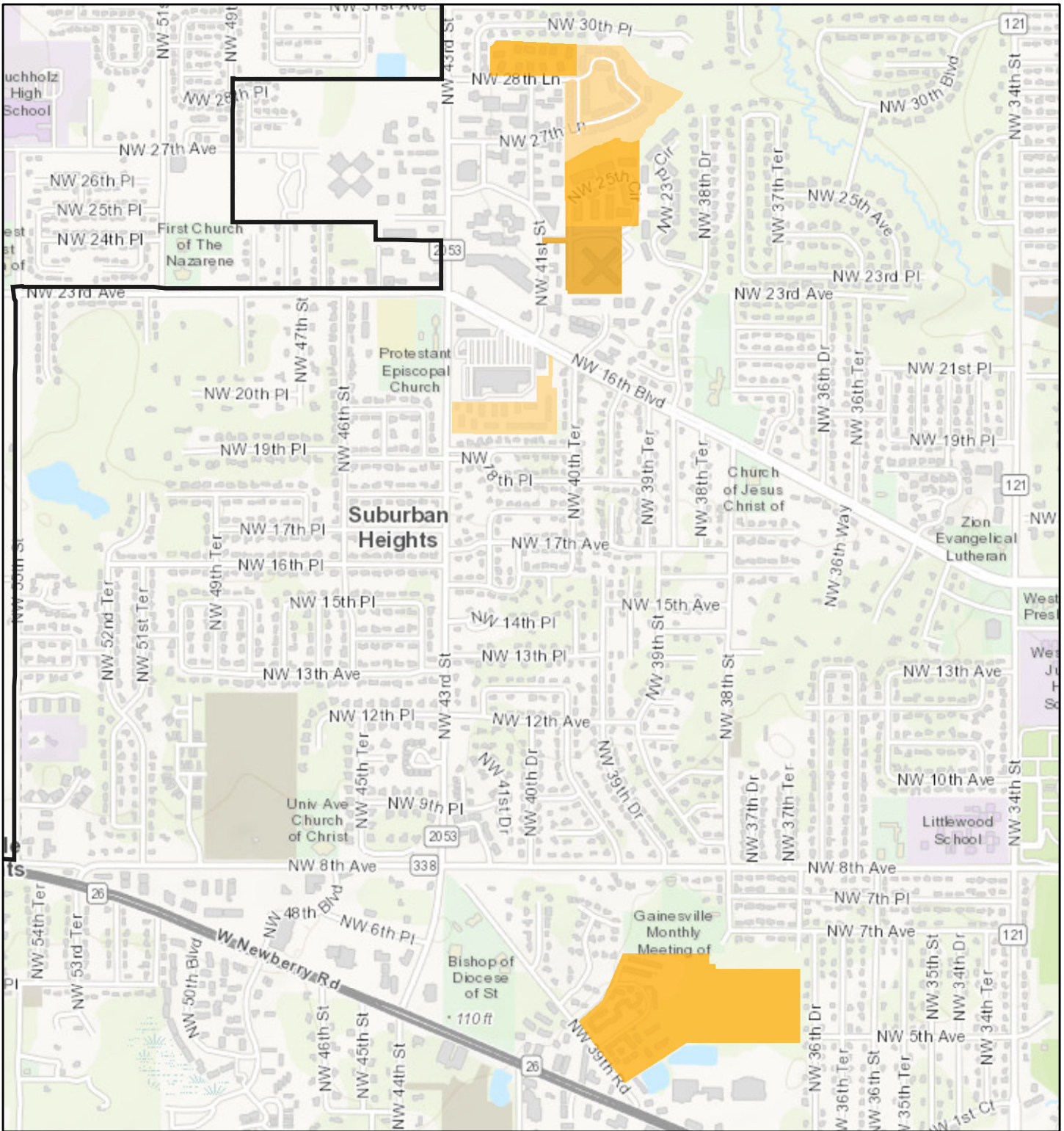
City of Gainesville Zoning

RMF-6: Multiple-Family Residential

RMF-7: Multiple-Family Residential

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

City of Gainesville RMF-6 to 8: Newberry Rd



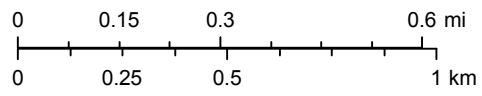
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Gainesville City Limits

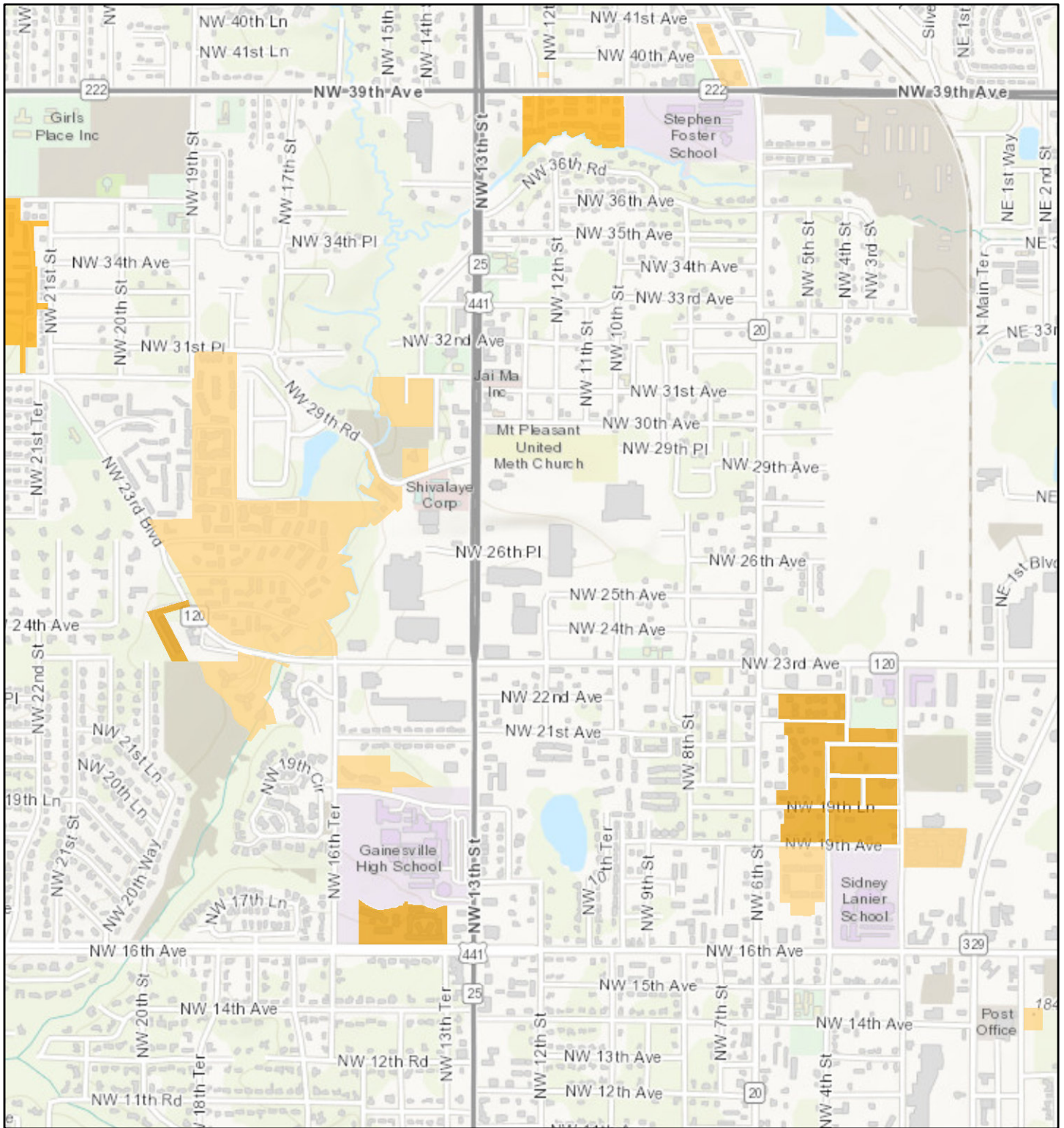
City of Gainesville Zoning

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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

City of Gainesville RMF-6 to 8: NW 13th St



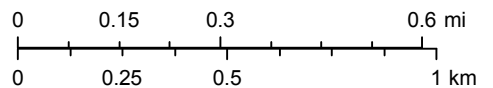
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Gainesville City Limits

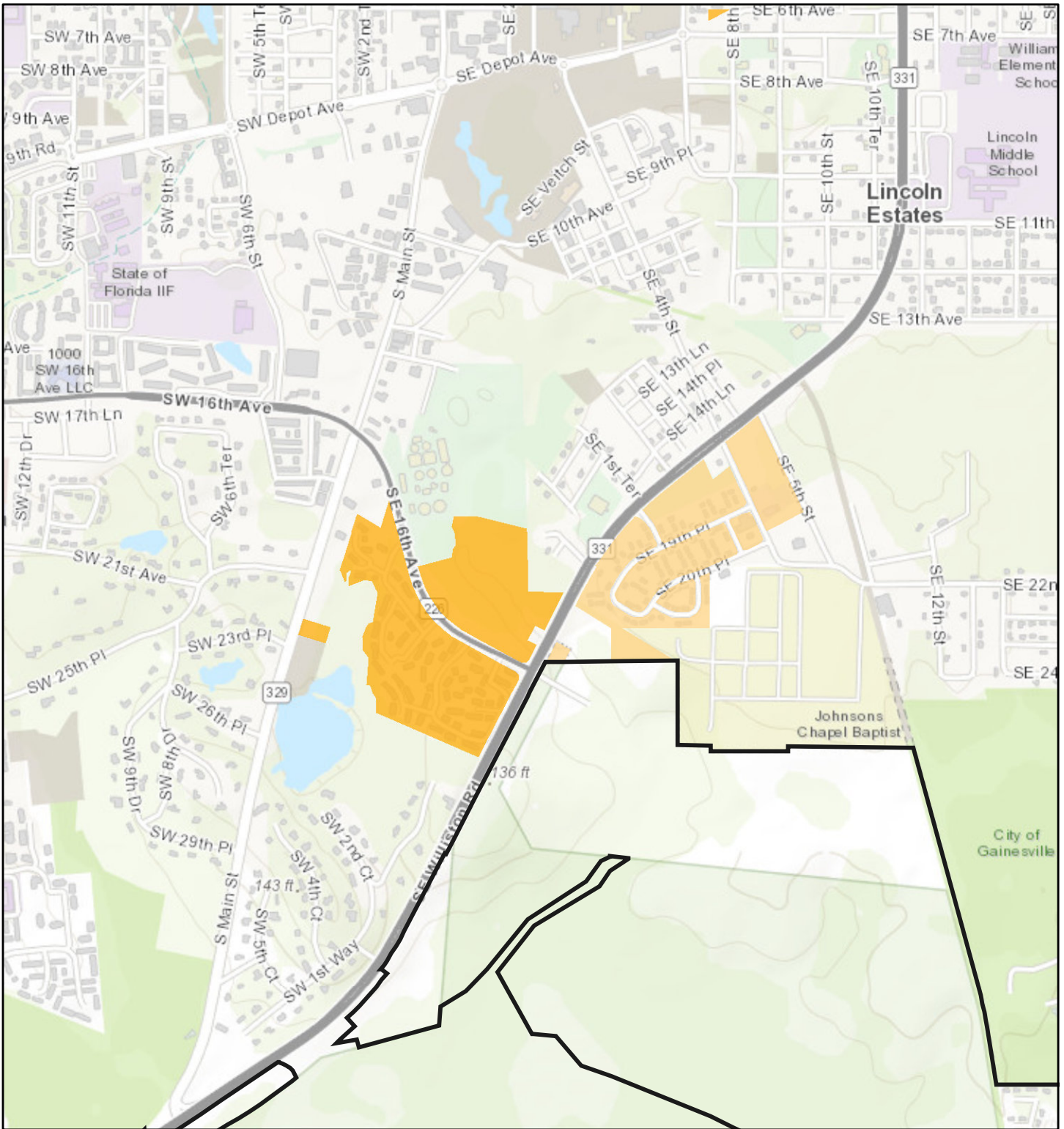
City of Gainesville Zoning

- RMF-6: Multiple-Family Residential
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

City of Gainesville RMF-6 to 8: SE Williston



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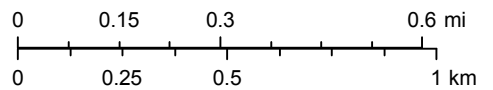
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 Gainesville City Limits

City of Gainesville Zoning

 RMF-6: Multiple-Family Residential

 RMF-7: Multiple-Family Residential



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

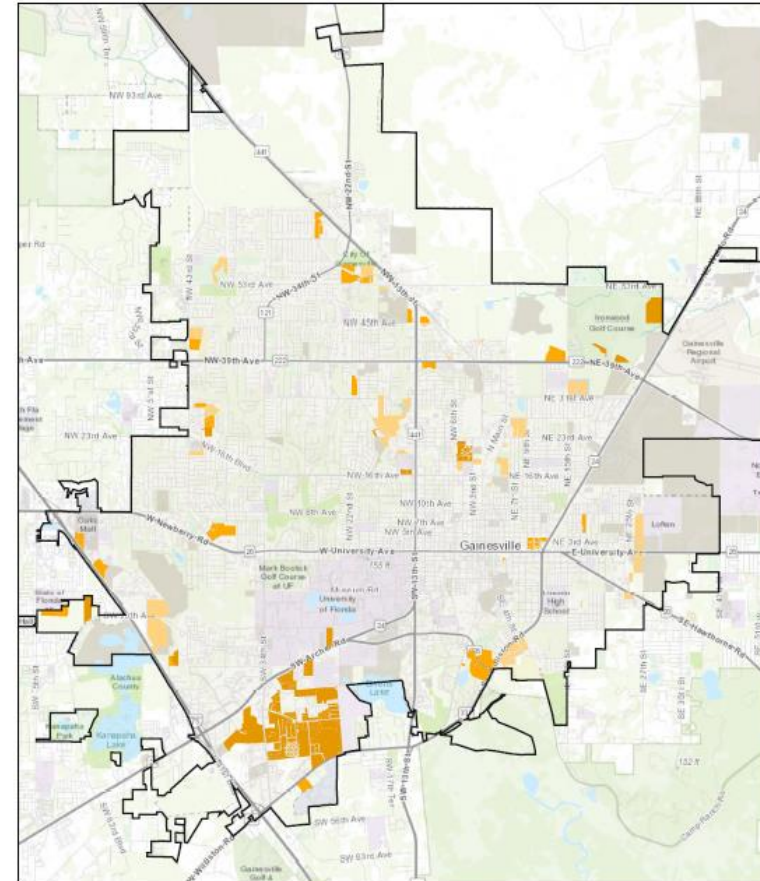


City of Gainesville Department of Sustainable Development Planning Division

PO Box 490, Station 11
Gainesville, FL 32601-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

Assessing Impacts of PB-20-55 on RMF-6, RMF-7, & RMF-8

City of Gainesville RMF 6-8 Zoning Districts April 2020

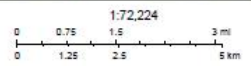


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□ Gainesville City Limits

City of Gainesville Zoning

- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RMF-8: Multiple-Family Residential



Assessing Impacts of PB-20-55 on RMF-6, 7, & 8

Proposed Text Amendment

- Revised definition of attached dwelling
- Addition of a definition of two-family dwelling
- Amendments to the RMF-6, RMF-7, and RMF-8 zoning districts dimensional standards tables (reduction in lot width and side setback requirements)

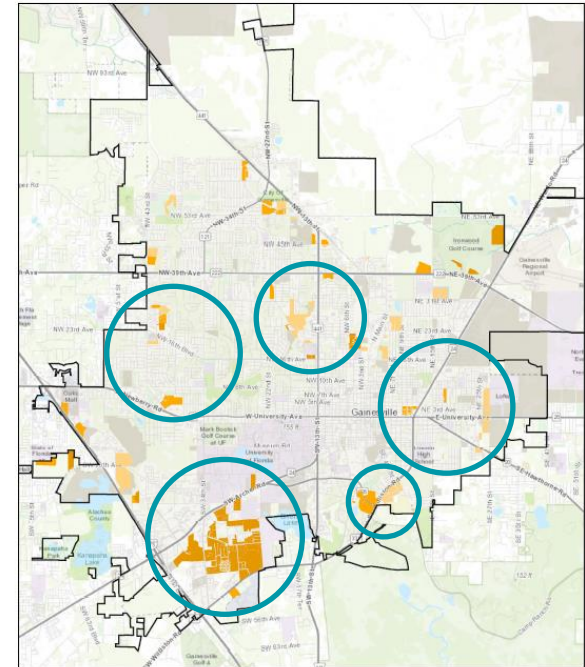
Analysis Criteria

- Neighborhood character and housing type
 - Multifamily, single-family, attached, etc.
- Side (Street and Interior) setbacks
- Number of stories/building height
- Observed impacts to single-family dwellings

Areas of Interest

- Archer Rd
- Williston Rd
- University Ave
- NW 13th Street
- Newberry Rd/Millhopper Rd

City of Gainesville RMF 6-8 Zoning Districts April 2020

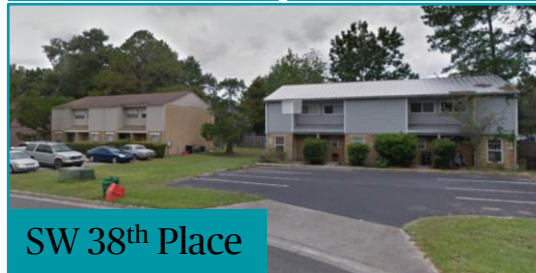


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Gainesville City Limits
City of Gainesville Zoning
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RMF-8: Multiple-Family Residential

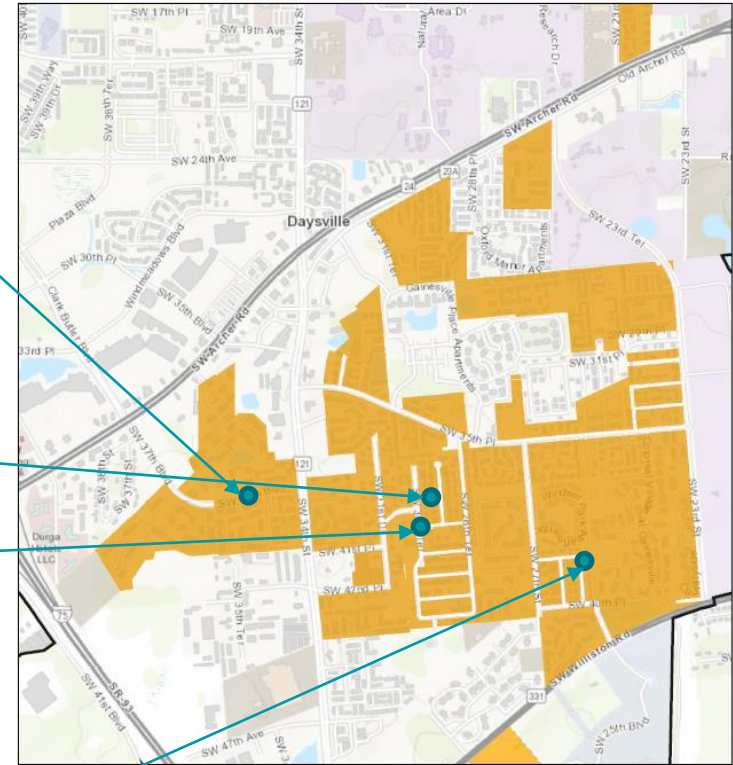
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0 0.75 1.5 3 mi
0 1.25 2.5 5 km

RMF-6, 7, & 8: Archer Rd.

- Mostly multi-family apartments and student housing
- Existing developments: University Club, Silver Creek, Chase Hollow, Lexington Crossing, Magnolia Manor, etc.
- Varied setbacks between buildings; 2-3 stories
- No impacts to single-family dwellings or existing developments were observed

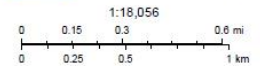


City of Gainesville RMF-6 to 8: Archer Road



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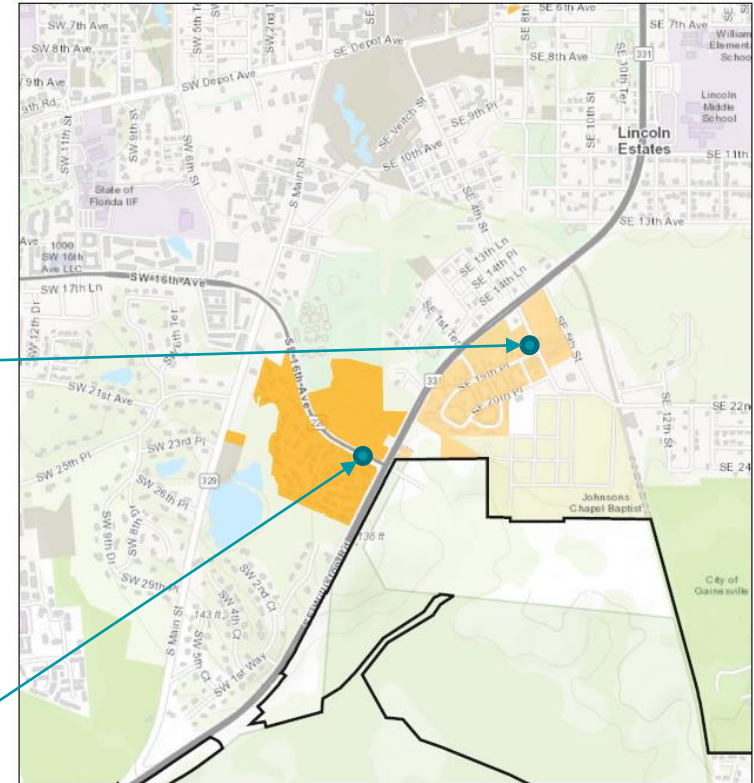
- Gainesville City Limits
- City of Gainesville Zoning
 - RMF-7: Multiple-Family Residential
 - RMF-8: Multiple-Family Residential



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Contributors, and the GIS User Community

RMF-6, 7, & 8: SE Williston Rd.

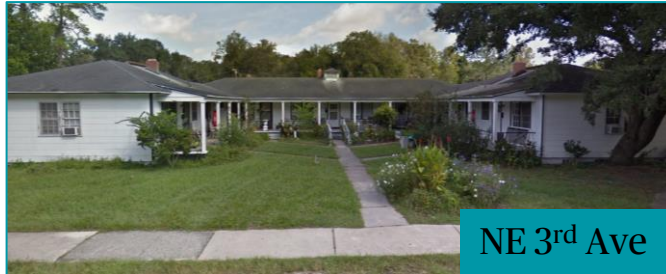
- Mostly multi-family dwellings, some single-family dwellings
- Existing developments: Sweetwater on 16th, Gainesville Housing Authority – Woodland Park, etc.
- Varied setbacks between buildings; mostly 2-stories
- No impacts to single-family dwellings or existing developments were observed



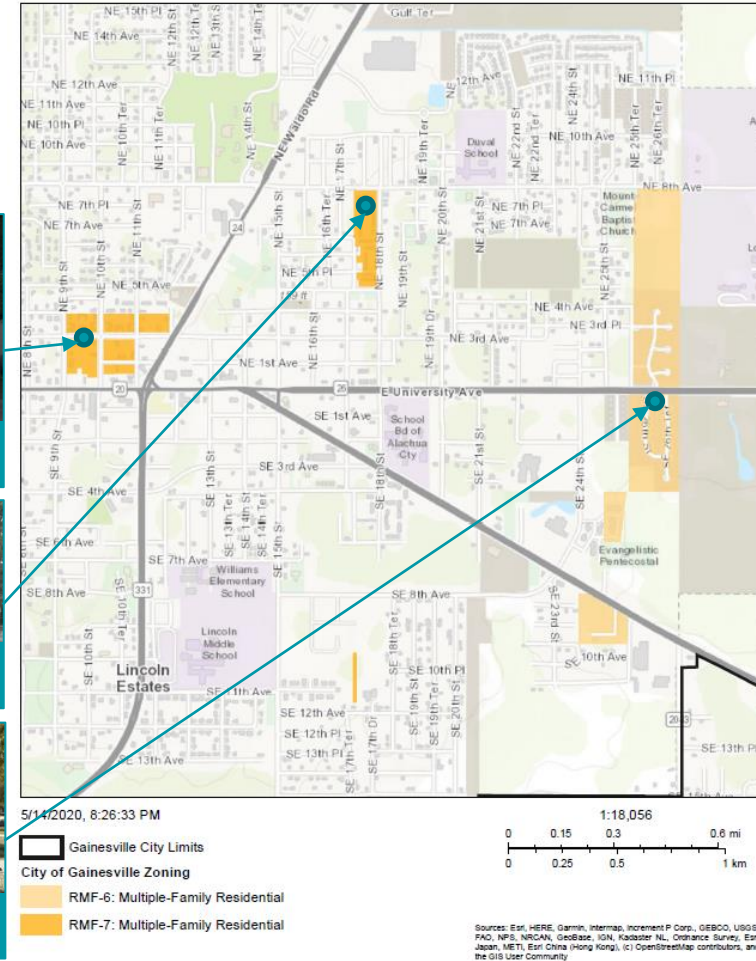
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Sweco, Swisstopo, and the GIS User Community

RMF-6, 7, & 8: E University Ave.

- Attached and detached multi-family dwellings
- Existing developments: GHA Pine Meadows, GHA Lake Terrace, Gardenia Garden Apartments, etc.
- Varied setbacks between buildings; 1-2 stories
- No impacts to single-family dwellings or existing developments were observed

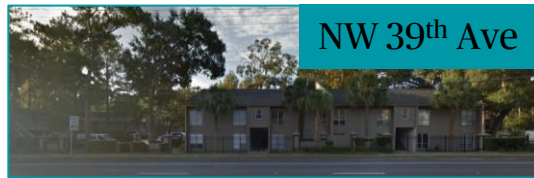


City of Gainesville RMF-6 to 8: E University Ave

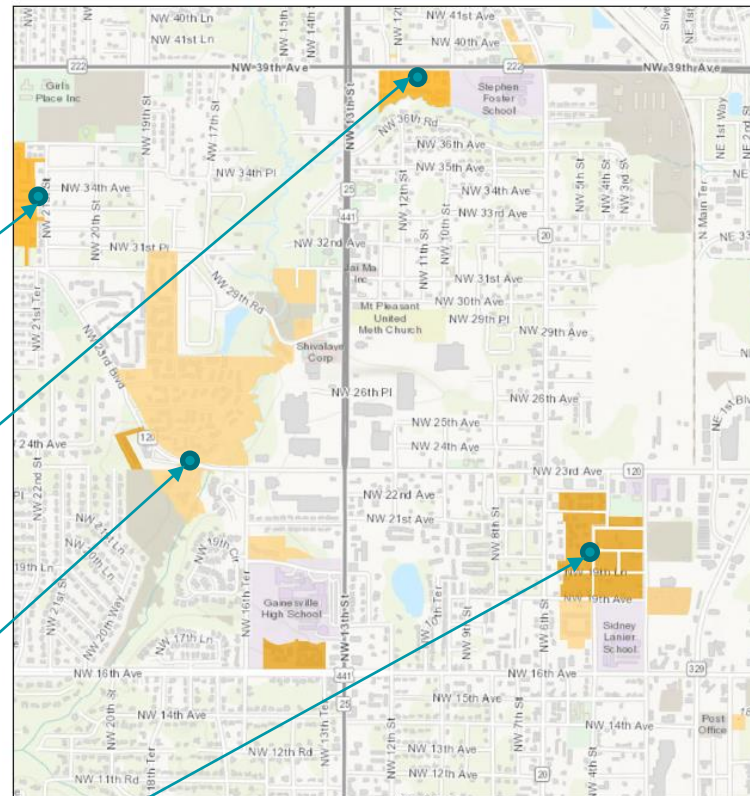


RMF-6, 7, & 8: NW 13th St.

- Horizontally-attached, multi-family, and single-family dwellings
- Existing developments: Cypress Glen Apartments, Cobblestone Apartments, 39th Ave Apartments,
- Varied setbacks between buildings; 1-2 stories
- No impacts to single-family dwellings or existing developments were observed



City of Gainesville RMF-6 to 8: NW 13th St



5/14/2020, 8:29:07 PM

1:18,056

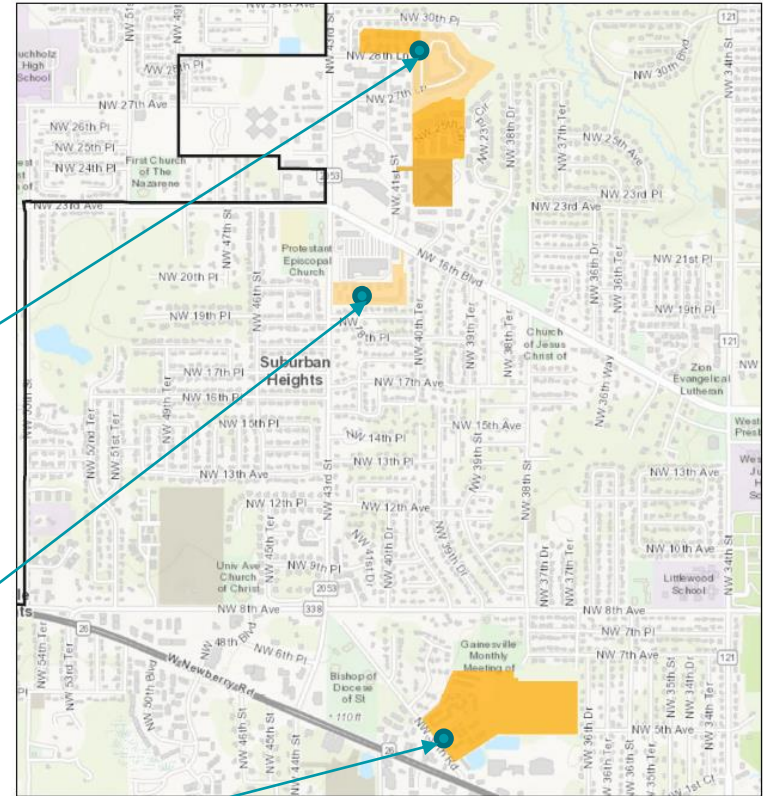
0 0.15 0.3 0.6 mi
0 0.25 0.5 1 km

Gainesville City Limits
 City of Gainesville Zoning
 RMF-6: Multiple-Family Residential
 RMF-7: Multiple-Family Residential
 RMF-8: Multiple-Family Residential

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Esri, Swisstopo, NGA, GEBCO, Swisstopo, Esri, Japan, METI, Esri China (Hong Kong), iCen/OpenStreetMap contributors, and the GIS User Community

RMF-6, 7, & 8: Newberry Rd.

- Horizontally-attached, multi-family dwellings
- Existing developments: the Courtyards, Atrium at Gainesville, Millhopper Pines, etc.
- Varied setbacks between buildings; 1-2 stories
- No impacts to single-family dwellings or existing developments were observed



5/14/2020, 8:31:35 PM

1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Gainesville City Limits

City of Gainesville Zoning

RMF-6: Multiple-Family Residential

RMF-7: Multiple-Family Residential

RMF-8: Multiple-Family Residential

Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, PAO, NPS, NGA, GeoEye, IGN, Aermap, Aero, CNR, Swire, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Staff Conclusion: No impact on RMF-6, RMF-7, RMF-8

- All areas of interest featured a mix of housing types (mainly multifamily)
- RMF-6 to 8 is a multifamily district; two-family dwellings are a type of multifamily development and would not impact scale or use
- Setbacks varied widely between buildings; buildings were mainly 1-2 stories though some multifamily reached 3 stories
- No impacts to single-family dwellings or adjacent zoning districts were observed



Example of a constructed vertical two-family dwelling

City of Gainesville RMF 6-8 Zoning Districts April 2020

