



City of Gainesville

Department of Sustainable Development

TO: City Commission
FROM: Department of Sustainable Development

SUBJECT: Description of motion taken by the City Plan Board concerning item LD22-000040 TCH – Single Family Zoning Amendment

Discussion

At the June 6th 2022 City Plan Board meeting, the City Plan Board heard items pertaining to Exclusionary Items proposals. The City Plan Board made motions on four (4) of the seven (7) scheduled items. This memo pertains to item LD22-000040 TCH Single Family Zoning Amendment.

LD22-000040 TCH – Single Family Zoning Amendment

At the City Plan Board meeting held on June 6th of 2022, the Plan Board heard a Zoning District amendment petition where staff proposed to amend existing single family zoning districts RSF-1, RSF-2, RSF-3, and RSF-4 in order to allow for Neighborhood Scale Multi-family as a permitted use by right. The proposal also included language that would consolidate the zoning districts mentioned above into one (1) new zoning district named Neighborhood Residential (NR) zoning district. With the consolidation staff also proposed amending lot dimensional standards which include setbacks, lot size standards and density. The proposed zoning district amendment is listed below:

Proposed Neighborhood Residential Zoning District (NR):

	RSF-1	RSF-2	RSF-3	RSF-4	<u>NR</u>	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY											
Residential density (units/acre)											
Min.	None	None	None	None	<u>None</u>	None	None	None	8 ¹	8 ¹	8 ¹
Max. by right	3.5	4.6	5.8	8	<u>8</u>	12	12	12	10	14	20



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With density bonus points	-	-	-	-	-	-	-	-	See Table V-6	See Table V-6	See Table V-6
Nonresidential building coverage	35%	35%	40%	40%	<u>40%</u>	50%	50%	50%	50%	50%	50%
LOT STANDARDS											
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	<u>3,000</u>	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)											
Single-family	85	75	60	50	<u>35</u>	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	<u>70</u>	70	NA	75	40	40	40
Other uses	85	75	60	50	<u>35</u>	35	35	85	85	85	85
Min. lot depth (ft.)	90⁴	90⁴	90⁴	80⁴	<u>None</u>	None	None	90	90	90	90
MIN. SETBACKS (ft.)											
Front	20⁴	20⁴	20⁴	20⁴	<u>10⁵</u>	10 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	<u>5</u>	NA	NA	15	10 ³ /15	10 ³ /15	10 ³ /15
Side (interior) ^{6, 7}	7.5	7.5	7.5	7.5	<u>5</u>	5	5	10	5 ³ /10	5 ³ /10	5 ³ /10
Rear ^{7, 8}	20	20	15	10	<u>10</u>	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	<u>5</u>	5	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (stories)											
By right	3	3	3	3	<u>3</u>	3	3	3	3	3	3
With building height bonus	NA	NA	NA	NA	<u>NA</u>	NA	NA	NA	5	5	5

After staff's presentation of the proposal, the City Plan Board made a motion to keep the existing Single Family Zoning district categories and not amend the current zoning district map. The Plan Board voted to recommend that the proposed Neighborhood Residential zoning district would instead become a new and separate zoning district category with the same standards that were proposed by Staff but that it would not be applied anywhere in the City at this time.



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Staff continues their initial recommendation of the amendment of the existing Single Family Zoning District categories (RSF-1, RSF-2, RSF-3, RSF-4) into the new Neighborhood Residential Zoning District along with amendments to site dimensional standards.

Respectfully submitted,

Juan Castillo
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