

ORDINANCE NO. 050769  
0-06-35

**An ordinance of the City of Gainesville, Florida, amending Appendix A, Section 7, Exhibit A, of the Land Development Code, Southwest 13<sup>th</sup> Street Special Area Plan, relating to height limits in the Urban Mixed Use-1 (UMU-1) and Urban Mixed Use-2 (UMU-2) zoning districts; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.**

**WHEREAS**, publication of notice of a public hearing that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

**WHEREAS**, notice was given and publication made as required by law and a public hearing was then held by the City Plan Board on January 19, 2006; and

**WHEREAS**, at least 10 days notice has been given once by publication in a newspaper of general circulation notifying the public of this proposed ordinance and of a public hearing to be held in the City Commission Auditorium, City Hall, City of Gainesville; and

**WHEREAS**, the public hearings were held pursuant to the published notice described above, at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:**

**Section 1.** Section (q) of Appendix A, § 7, Exhibit A, Special Area Plan for the Southwest 13<sup>th</sup> Street Special Area Plan, City of Gainesville Land Development Code, is amended to read as follows:

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

- Minimum lot area: 3,000 square feet
- Minimum lot width (parallel to the street): 35 feet

- Minimum building height: two stories
- Maximum building height (as defined in Section 30-23): five stories and 65 feet in Districts 1 and 2; four stories and 52 feet in District 3. However, for District 1 parcels within UMU-1 or UMU-2 zoning districts, sections 30-65.1 and 30-65.2 shall apply.
- Maximum building width (parallel to the street): 100 feet
- Maximum building foot print (first floor building area): 30,000 square feet for single-use buildings; multiple-use (including residential) buildings are limited by height limit, stormwater management regulations, required buffers, and other code requirements.

**Section 2.** It is the intention of the City Commission that the provisions of Section 1 of this ordinance shall become and be made a part of the Code of Ordinances of the City of Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance may be renumbered or relettered in order to accomplish such intentions.

**Section 3.** If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

**Section 4.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

**Section 5.** This ordinance shall become effective immediately upon final adoption.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of April, 2006.

  
 PEGEEN HANRAHAN,  
 MAYOR

ATTEST:

  
 KURT M. LANNON  
 CLERK OF THE COMMISSION

Approved as to form and legality

  
 MARION J. RADSON  
 CITY ATTORNEY

APR 11 2006

This Ordinance passed on first reading this 27<sup>th</sup> day of March, 2006.

This Ordinance passed on second reading this 10<sup>th</sup> day of April, 2006.