

**LEGISLATIVE #**

**110078E**



## Planning and Development Services

# PB-11-17 ZON

## Presentation to City Commission August 4, 2011

**Dean Mimms, AICP**  
(City Legistar No. 110078)

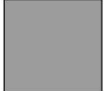
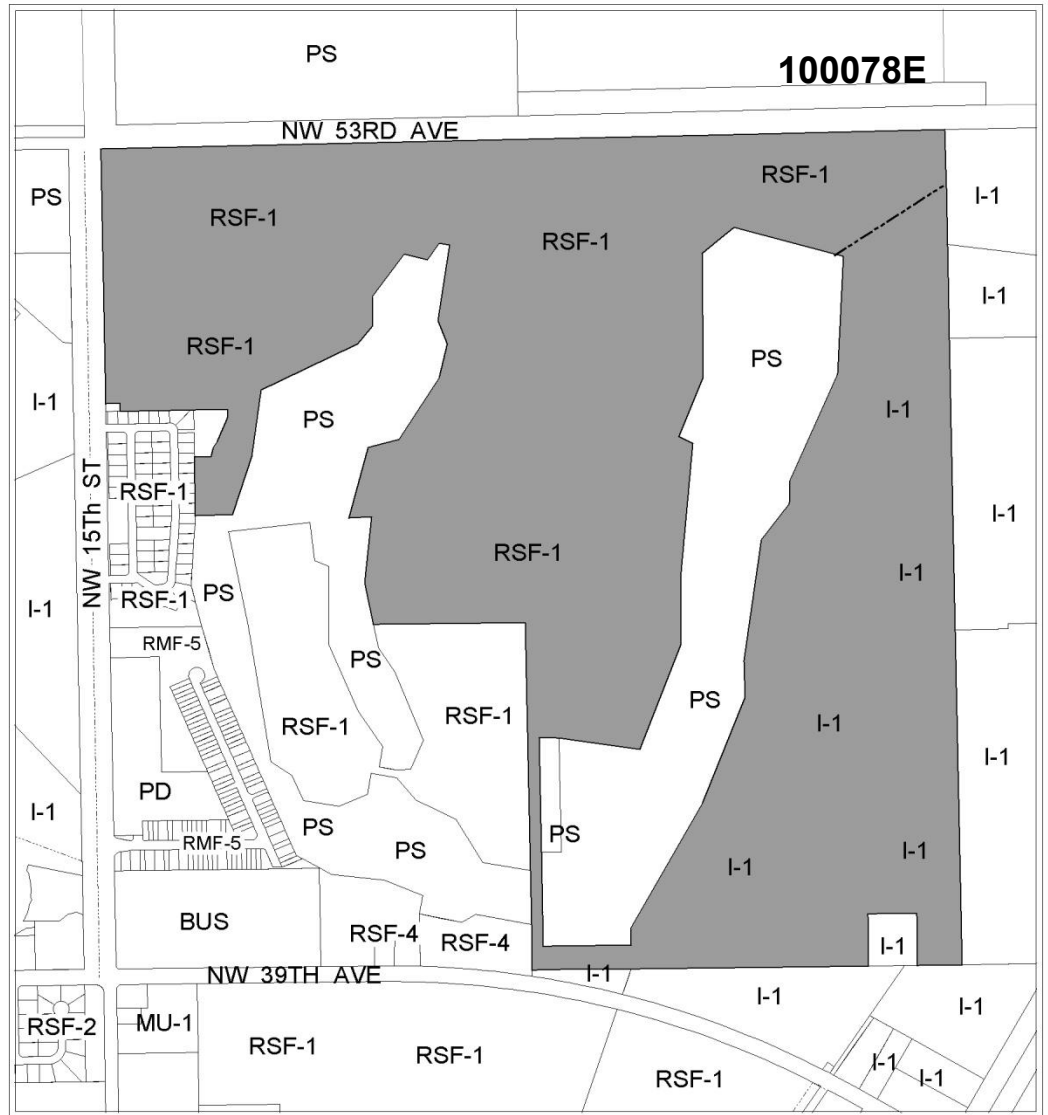


# City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area  
under petition  
consideration

## EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Remove the Significant Ecological Communities Overlay District from a parcel.	3454	PB-11-17 ZON

- **Commission adopted Significant Ecological Communities Overlay District (30-309 & 309.1) in 2004**
- **Overlay approved (by ordinance) in November 2005 for this 368-acre property**
- **Various properties in City overlain with district from 2005-7, but legal issues arose**

- **2009** - Staff presented new concept for environmental protection to Community Devel't Comm., City Comm., and City & County Commissions in joint mtg. Concept approved & staff directed to proceed
- **Petition PB-10-125 TCH** approved Sept 2009 by Plan Board
- **2010** – Staff worked w/City Attorney's Office on revised draft language, which led to new **Petition PB-10-143 TCH** (app'd March 24, 2011 by Plan Bd)

- **Rezoning necessary due to related, amended LDRs proposed by PB-10-143 TCH (which add & update reg's for protecting natural & archaeological resources, and which delete Sign. Eco. Comm's Overlay District)**
- **Rezoning (proposed removal of overlay district) is consistent w/Comp Plan**

## **City Plan Board to City Commission:**

Approve Petition PB-11-17 ZON w/condition that Petition PB-10-143 TCH be approved by City Commission. Plan Bd voted 4:0

## **Staff to City Commission:**

Approve Petition PB-11-17 ZON

## **Staff to City Plan Board:**

Approve Petition PB-11-17 ZON