

Exhibit B-1 – Proposed Changes to Sec. 30-76, as Recommended by Staff
 (deletions shown as ~~stricken~~, additions are underlined)

Sec. 30-76. Airport facility district (AF)

(a) *Purpose.* The AF district is established for the purpose of assuring the proper and safe operation of the Gainesville Regional Airport, to protect the public investment in the airport, and to protect and promote the public utility of the airport. Recognizing the unique conditions pertaining to the airport, this district provides a means of balancing conformance to applicable state and federal regulations with local concerns.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Ensure public health, safety and welfare by adherence to all applicable local, state and federal standards and regulations.
- (2) Protect the public investment through development plan review, where applicable, to accommodate efficient and harmonious use of the facility.
- (3) Be consistent with the city's comprehensive plan and be compatible with surrounding land uses through adoption and implementation of the airport facility zoning map.

(c) *Uses permitted by right.* The specific uses permitted within the airport development area of this district are listed below, subject to the limitations as further provided in this section and subject to the limitations and requirements of Exhibit F, Airport Hazard Zoning Regulations, as applicable:

<i>SIC</i>	Uses	Conditions
	Public lands	Designated for open space or conservation
	Wireless communications facilities	In accordance with article VI
MG-36	Electronic and other electrical equipment and components, except computer equipment	
GN-372	Aircraft and parts	
GN-381	Search, detection, navigation, guidance, aeronautical and nautical systems, instruments, and equipment	
MG-38	Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks	
MG-39	Miscellaneous manufacturing industries	
MG-41	Local and suburban transit and interurban highway passenger transportation	
MG-43	United States Postal Service	
MG-42	Motor freight transportation and warehousing	
MG-45	Transportation by air	
MG-47	Transportation services	

MG-48	Communications	
IN-5088	Transportation equipment and supplies, except motor vehicles	
IN-5172	Petroleum and petroleum products wholesalers, except bulk stations and terminals	
MG - 58	Eating and drinking places	
<u>GN-554</u>	<u>Gasoline service station</u>	
MG-58	Eating and drinking places	
MG-59	Miscellaneous retail	
GN-701	Hotels and motels	
MG-73	Business services	
GN-751	Automotive rental and leasing, without drivers	
GN-752	Automobile parking	
GN-753	Automotive repair shops	
IN 7992	Public golf courses	
IN-7997	Membership sports and recreation clubs	
MG-80	Health services	
GN-824	Vocational schools	
GN-829	Schools and educational services, not elsewhere classified	
MG-87	Engineering, accounting, research, management, and related services	
IN-9224	Fire protection	
Div-H	Finance, insurance and real estate (excluding cemetery subdividers and developers)	
Div-J	Public administration	
	Places of religious assembly	In accordance with article VI
	<u>Solar generation station, as defined in Sec. 30-23</u>	<u>In accordance with article VI</u>
	<u>Pet boarding</u>	<u>Only within enclosed buildings</u>
	<u>Corporate offices as defined in Sec. 30-23</u>	

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

Minimum building setbacks:

- (1) Front: 25 feet from property line to structure

- (2) Side: To meet FAA and airport operational requirements
- (3) Rear: To meet FAA and airport operational requirements

(e) *Additional requirements.*

(1) *Airport facility zoning map.* The airport facility zoning map shall be adopted and amended by ordinance.

(2) *Rezoning.*

a. Applications for rezoning to the "AF" district shall be accompanied by an airport facility zoning map as described herein, which shall become and be made a part of the ordinance rezoning the property. Additionally, the Gainesville-Alachua County Regional Airport Authority (the authority), or city commission may require a development plan to be included as part of any petition to rezone property to this classification provided the authority, or city commission, find that such a plan is essential to the orderly development of the airport and necessary to protect the health, safety and general welfare of the flying public and surrounding properties.

b. The petition shall be initially reviewed by the authority. The review of the authority shall be primarily in the context of: the relationship of the proposed rezoning to the adopted airport master plan, the relationship and effect of the proposed rezoning to or on any existing land use on the airport, and the impact of the proposed rezoning on the airport. After such review, which shall be made within 60 days of the filing of the application for rezoning, the authority shall submit a written recommendation to the city plan board which shall become a permanent part of the public record. The application shall then continue to be processed as any other zoning map amendment petition under the procedures set forth in this land development code. If a written recommendation is not made within the time provided, then the city plan board may act on the application.

c. The airport facility zoning map shall include, at a minimum, the following:

1. Scale, date, north arrow and general location map showing the boundaries of the area for rezoning;
2. Within the site and within 300 feet of the surrounding area, the location of all existing or proposed runways; and
3. All areas proposed for exemption from the parking and/or landscaping requirements.
4. The airport development area, airfield infrastructure area, and non-development area designated as sub-areas. Limitations on the types of development, infrastructure or facility that may occur within these sub-areas are provided in subsection (3) below:

d. Amendments to the approved and adopted airport facility zoning map shall be processed in the same manner as an application for rezoning.

(3) Sub areas.

a. Airport development area:

Airport Uses	Existing Development	Proposed Development	SIC Classification	Defined Uses
Passenger terminal	54,000 sq. ft.	200,000 sq. ft.	MG-41	Local suburban and interurban highway passenger transportation
			MG -- 45	Transportation by air
			MG-48	Communications
			GN - 752	Automobile parking
Air Cargo	2,000 sq. ft.	150,000 sq. ft.	MG -- 45	Transportation by air
Air Traffic Control Tower	3,000 sq. ft.	15,000 sq. ft.	MG - 45	Transportation by air
Rental Car Service Center	1,500 sq. ft. <u>1,900 sq. ft.</u>	40,000 sq. ft.	GN - 751	Automotive rental and leasing, without drivers
			GN -- 752	Automobile parking
			GN -- 753	Automotive repair shops
Airport Maintenance	10,000 sq. ft.	40,000 sq. ft.	MG -- 45	Transportation by air
Aircraft Hangars	250,000 sq. ft. <u>303,000 sq. ft.</u>	700,000 sq. ft.	GN -- 372	Aircraft and parts
			MG - 45	Transportation by air
Fuel Storage	80,000 gallons	350,000 gallons	IN -- 5172	Petroleum and petroleum products wholesalers, except bulk stations and terminals
Aviation Related	85,000 sq. ft.	325,000 sq. ft.	MG -- 45	Transportation by air
			MG -- 47	Transportation services
			GN - 824	Vocational schools
			GN - 829	Schools and educational services, not elsewhere classified
			IN - 9224	Fire protection
Misc. Development	1,000 sq. ft.	10,000 sq. ft.	IN -- 7997	Memberships sports and recreation clubs
			IN -- 7992	Public golf courses
			Wireless communications facilities	In accordance with Article VI
			Public Lands	Public lands designated for open space or conservation
			GN - 381	Search, detection, navigation, guidance, aeronautical, and nautical systems, instruments, and equipment
Revenue Support (Office Development)	N/A	100,000 sq. ft. <u>200,000 sq. ft.</u>	Div. H	Finance, insurance and real estate (excluding cemetery subdividers and developers)

			MG - 73	Business services
			MG -- 80	Health services
			MG - 87	Engineering, accounting, research, management, and related services
				<u>Corporate offices as defined in Sec. 30-23</u>
Revenue Support (Retail, Service and Wholesale Development)	N/A	100,000 sq. ft. 200,000 sq. ft.	MG - 58 GN 554	Eating and drinking places <u>Gasoline service station</u> <u>Pet boarding, only within enclosed buildings</u>
			MG -- 59	Miscellaneous retail
Revenue Support (Limited Industrial)	N/A	50 acres 150 acres	MG -- 42 MG 36	Motor freight transportation and warehousing <u>Electronic and other electrical equipment and components, except computer equipment</u>
			MG-38	<u>Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks</u>
			MG-39	<u>Miscellaneous manufacturing industries</u>
			MG 87	<u>Engineering, accounting, research, management, and related services</u>
Revenue Support (Hotel)	N/A	100 Rooms 200 Rooms	GN -- 701	Hotels and motels
<u>Solar generation station, as defined in Sec. 30-23</u>		150 acres		<u>in accordance with Article VI</u>
For all Airport Uses, See NOTE				NOTE: Any accessory use customarily and clearly incidental to any permitted principal use is a permitted use.

Conditions for airport development area:

1. The airport development area summarizes vertical development only and does not include pavement or other similar horizontal accessory infrastructure.
2. All development shall be built in general conformance with the adopted airport facility zoning map and the uses permitted in subsection(c) "Uses permitted by right" above.
3. Aviation-related is defined as a use or development that supports aviation activity. Typical buildings and uses include fixed based operators, flight training schools, NAVAID structures, corporate flight departments, airport rescue and firefighting (ARFF) buildings, electrical vaults, FAA operated buildings, and similar related uses.

4. Revenue support includes developments with long-term leases with the airport that help generate revenue to support the continued operations of the airport. Some typical uses include hotels/motels, office, limited industrial and retail development.

b. *Airfield infrastructure area*: Development within the airfield infrastructure area means development, such as NAVAIDS, equipment shelters, pavements and other related items that support aviation operations. Solar generation station, as defined in Sec. 30-23, and in accordance with Article VI, is a permitted use in this area.

c. *Non-development area*: Non-development area means internal access roads, fencing, storm water management, NAVAIDS, and other security related items necessary to support aviation operations. Solar generation station, as defined in Sec. 30-23, and in accordance with Article VI, is a permitted use in this area.

(4) *Development plan approval*. Development plan approval in accord with article VII shall be required for all development, except that the authority shall review any preliminary development plans within the "AF" district, excluding wireless communications facilities which, in accord with article VI, are subject to review and approval by the development review board or by the city plan board. Wireless communications facilities used exclusively for aeronautical purposes to serve the airport are subject to preliminary development plan approval by the authority. The authority shall specify any objections to the preliminary development plans that are subject to review by the development review board or city plan board as provided herein, and may make recommendations for modifications. In addition to the requirements of article VII, the authority shall also review the development plan in the context of: the relationship and effect of the proposed development plan to or on the adopted airport master plan; the relationship and effect of the proposed development plan to or on any standard, rule, regulation or applicable contractual agreements on the airport; and the impact of the proposed use on the airport. Upon completion of its review of a preliminary development plan, the authority shall either:

- a. Find that all requirements have been met and issue a preliminary development order complying with section 30-165, pertaining to contents of preliminary development orders; or
- b. Find that all requirements can be met with reasonable modifications which the developer proffers at the hearing and issue a preliminary development order complying with section 30-165, pertaining to contents of preliminary development orders; or
- c. Refuse to issue a preliminary development order because the plan as presented fails to meet the requirements of this chapter, the comprehensive plan, or other federal, state or regional laws and regulations as applicable.

(5) *Parking*. Any development within the AF district shall comply with the parking requirements as set forth in article IX, except, in development plan review, if the authority finds that the necessity or desirability of such parking is inappropriate due to the

unique nature of the proposed use or the location upon the airport, it may waive or modify the off-street parking requirements.

(6) *Landscaping.* Any development within the AF district shall comply with the landscaping requirements as set forth in article VIII, except, in development plan review, if the authority finds that such landscaping is in conflict with Federal Aviation Administration safety requirements, it may waive or modify the landscaping requirements.

(7) *Signs.* The sign requirements shall comply with article IX of this Code.

(8) *Flood control.* Prior to the issuance of a building permit in the AF district, the provisions of the flood control district, article VIII, shall be complied with where applicable.

(f) *Development of regional impact.* This section does not permit or allow any development within the airport development area that exceeds the thresholds of a development of regional impact (DRI) as defined in F.S. Ch. 380, unless application is made to local, regional, or/and state agencies for development that would exceed DRI thresholds. All future applications for development plan approval at the Gainesville Regional Airport shall include a statement by the airport authority, accompanied by supporting documentation that the proposed development either does or does not exceed any threshold that requires the proposed development to undergo DRI review.

If any proposed airport runway or airport runway extension, or any proposed development at Gainesville Regional Airport exceeds DRI thresholds as defined in F.S. Ch. 380, the airport authority may either submit an application for development approval (ADA) of a DRI, or, submit an amendment to the city's comprehensive plan that, pursuant to F.S. § 163.3177(3)(k), would allow for the development or the expansion of the airport consistent with the adopted airport master plan that would be incorporated into the local comprehensive plan in compliance with F.S. § 163.3177(3)(k), and not be a development of regional impact.

Exhibit B-2 – Proposed Additional Permitted Uses for AF Zoning District

(Note: unless except where noted at end of this exhibit, all uses are from the Standard Industrial Classification Manual, 1987, Executive Office of the President, Office of Management and Budget)

Major Group 36 – Electronic and Other Electrical Equipment and Components, Except Computer Equipment

This major group includes establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electrical energy. Included are the manufacturing of electricity distribution equipment; electrical industrial apparatus; household appliances; electrical lighting and wiring equipment; radio and television receiving equipment; communications equipment; electronic components and accessories; and other electrical equipment and supplies. The manufacture of household appliances is included in this group, but industrial machinery and equipment powered by built-in or detachable electric motors is classified in Major Group 35. Establishments primarily engaged in manufacturing instruments are classified in Major Group 38.

Industry Group 361: Electric Transmission And Distribution Equipment

- 3612 Power, Distribution, and Specialty Transformers
- 3613 Switchgear and Switchboard Apparatus

Industry Group 362: Electrical Industrial Apparatus

- 3621 Motors and Generators
- 3624 Carbon and Graphite Products
- 3625 Relays and Industrial Controls
- 3629 Electrical Industrial Apparatus, Not Elsewhere Classified

Industry Group 363: Household Appliances

- 3631 Household Cooking Equipment
- 3632 Household Refrigerators and Home and Farm Freezers
- 3633 Household Laundry Equipment
- 3634 Electric Housewares and Fans
- 3635 Household Vacuum Cleaners
- 3639 Household Appliances, Not Elsewhere Classified

Industry Group 364: Electric Lighting And Wiring Equipment

- 3641 Electric Lamp Bulbs and Tubes
- 3643 Current-Carrying Wiring Devices
- 3644 Noncurrent-Carrying Wiring Devices
- 3645 Residential Electric Lighting Fixtures
- 3646 Commercial, Industrial, and Institutional Electric Lighting Fixtures
- 3647 Vehicular Lighting Equipment
- 3648 Lighting Equipment, Not Elsewhere Classified

Industry Group 365: Household Audio And Video Equipment, And Audio

- 3651 Household Audio and Video Equipment

• 3652 Phonograph Records and Prerecorded Audio Tapes and Disks

Industry Group 366: Communications Equipment

• 3661 Telephone and Telegraph Apparatus

• 3663 Radio and Television Broadcasting and Communications Equipment

• 3669 Communications Equipment, Not Elsewhere Classified

Industry Group 367: Electronic Components And Accessories

• 3671 Electron Tubes

• 3672 Printed Circuit Boards

• 3674 Semiconductors and Related Devices

• 3675 Electronic Capacitors

• 3676 Electronic Resistors

• 3677 Electronic Coils, Transformers, and Other Inductors

• 3678 Electronic Connectors

• 3679 Electronic Components, Not Elsewhere Classified

Industry Group 369: Miscellaneous Electrical Machinery, Equipment, and Supplies

• 3691 Storage Batteries

• 3692 Primary Batteries, Dry and Wet

• 3694 Electrical Equipment for Internal Combustion Engines

• 3695 Magnetic And Optical Recording Media

• 3699 Electrical Machinery, Equipment, and Supplies, Not Elsewhere

Major Group 38 - Measuring, Analyzing, and Controlling Instruments; Photographic, Medical and Optical Goods; Watches and Clocks

This major group includes establishments engaged in manufacturing instruments (including professional and scientific) for measuring, testing, analyzing, and controlling, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; hydrological, hydrographic, meteorological, and geophysical equipment; search, detection, navigation, and guidance systems and equipment; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; and watches and clocks.

Industry Group 381: Search, Detection, Navigation, Guidance, Aeronautical, and Nautical Systems, Instruments, and Equipment

• 3812 Search, Detection, Navigation, Guidance, Aeronautical, and Nautical Systems and Instruments

Industry Group 382: Laboratory Apparatus And Analytical, Optical, Measuring, and Controlling Instruments

• 3821 Laboratory Apparatus and Furniture

• 3822 Automatic Controls for Regulating Residential and Commercial Environments and Appliances

• 3823 Industrial Instruments for Measurement, Display, and Control of Process Variables; and Related Products

• 3824 Totalizing Fluid Meters and Counting Devices

• 3825 Instruments for Measuring and Testing of Electricity and Electrical Signals

• 3826 Laboratory Analytical Instruments

100602B

• 3827 Optical Instruments and Lenses

• 3829 Measuring and Controlling Devices, Not Elsewhere Classified

Industry Group 384: Surgical, Medical, And Dental Instruments And Supplies

• 3841 Surgical and Medical Instruments and Apparatus

• 3842 Orthopedic, Prosthetic, and Surgical Appliances and Supplies

• 3843 Dental Equipment and Supplies

• 3844 X-Ray Apparatus and Tubes and Related Irradiation Apparatus

• 3845 Electromedical and Electrotherapeutic Apparatus

Industry Group 385: Ophthalmic Goods

• 3851 Ophthalmic Goods

Industry Group 386: Photographic Equipment And Supplies

• 3861 Photographic Equipment and Supplies

Industry Group 387: Watches, Clocks, Clockwork Operated Devices, and Parts

• 3873 Watches, Clocks, Clockwork Operated Devices, and Parts

Major Group 39 – Miscellaneous Manufacturing Industries

This major group includes establishments primarily engaged in manufacturing products not classified in any other manufacturing major group. Industries in this group fall into the following categories: jewelry, silverware, and plated ware; musical instruments; dolls, toys, games, and sporting and athletic goods; pens, pencils, and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries.

Industry Group 391: Jewelry, Silverware, And Plated Ware

• 3911 Jewelry, Precious Metal

• 3914 Silverware, Plated Ware, and Stainless Steel Ware

• 3915 Jewelers' Findings and Materials, and Lapidary Work

Industry Group 393: Musical Instruments

• 3931 Musical Instruments

Industry Group 394: Dolls, Toys, Games And Sporting And Athletic

• 3942 Dolls and Stuffed Toys

• 3944 Games, Toys, and Children's Vehicles, Except Dolls and Bicycles

• 3949 Sporting and Athletic Goods, Not Elsewhere Classified

Industry Group 395: Pens, Pencils, And Other Artists Materials

• 3951 Pens, Mechanical Pencils, and Parts

• 3952 Lead Pencils, Crayons, and Artists' Materials

• 3953 Marking Devices

• 3955 Carbon Paper and Inked Ribbons

Industry Group 396: Costume Jewelry, Costume Novelties, Buttons, And Miscellaneous Notions, Except Precious Metal

• 3961 Costume Jewelry and Costume Novelties, Except Precious Metal

3965 Fasteners, Buttons, Needles, and Pins

Industry Group 399: Miscellaneous Manufacturing Industries

3991 Brooms and Brushes

3993 Signs and Advertising Specialties

3995 Burial Caskets

3996 Linoleum, Asphalted-Felt-Base, and Other Hard Surface Floor Coverings, Not Elsewhere Classified

3999 Manufacturing Industries, Not Elsewhere Classified

Major Group 43 – United States Postal Service

This major group includes all establishments of the United States Postal Service. Post Office contract stations are classified in Services, Industry 7389. Establishments primarily transporting mail on a contract basis for the United States Postal Service are classified in Industry Group 421 and Major Group 45. Private postal services primarily engaged in the delivery of unaddressed advertising materials are classified in Services, Industry 7319, and private establishments delivering individually addressed letters, parcels, and packages are classified in Industry Group 421 and Major Group 45.

Industry Group 431: United States Postal Service

4311 United States Postal Service

Industry Group 554: Gasoline Service Stations

5541 Gasoline Service Stations

Major Group 87 – Engineering, Accounting, Research, Management, and Related Services

(Note: MG 87 is already a permitted use, but it is being added as a use under Revenue Support (Limited Industrial))
This major group includes establishments primarily engaged in providing engineering, architectural, and surveying services; accounting, auditing, and bookkeeping services; research, development, and testing services; and management and public relations services.

Industry Group 871: Engineering, Architectural, And Surveying

8711 Engineering Services

8712 Architectural Services

8713 Surveying Services

Industry Group 872: Accounting, Auditing, And Bookkeeping Services

8721 Accounting, Auditing, and Bookkeeping Services

Industry Group 873: Research, Development, And Testing Services

8731 Commercial Physical and Biological Research

8732 Commercial Economic, Sociological, and Educational Research

8733 Noncommercial Research Organizations

8734 Testing Laboratories

Industry Group 874: Management And Public Relations Services

8741 Management Services

8742 Management Consulting Services

8743 Public Relations Services

• 8744 Facilities Support Management Services

• 8748 Business Consulting Services, Not Elsewhere Classified

Additional Permitted Uses (that are not listed in the Standard Industrial Classification Manual, 1987):

Corporate offices as defined in Sec. 30-23

Solar generation station, as defined in Sec. 30-23, and in accordance with Article VI

Pet boarding, only within enclosed buildings