

LEGISLATIVE #

211358A

29 for the city (the City of Gainesville’s Land Development Code is Chapter 30 of the Code of
30 Ordinances); and

31 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
32 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land
33 development regulations on specific classifications of land within the city; and

34 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the text of the Land
35 Development Code as described herein and Zoning Map Atlas by rezoning the property that is
36 the subject of this ordinance; and

37 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
38 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
39 to Section 163.3174, Florida Statutes, held a public hearing on June 6, 2022, and voted to make
40 a recommendation to the City Commission regarding the subject of this ordinance; and

41 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
42 newspaper of general circulation and provided the public with at least seven days’ advance notice
43 of this ordinance’s first public hearing to be held by the City Commission of the City of Gainesville;
44 and

45 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
46 in the aforesaid newspaper and provided the public with at least five days’ advance notice of this
47 ordinance’s second public hearing to be held by the City Commission; and

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

51 **WHEREAS**, the City Commission finds that the rezoning of the subject property and Land

52 Development Code text amendment described herein is consistent with the City of Gainesville
53 Comprehensive Plan.

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

56 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning all property
57 zoned Single Family (SF-1 to 4) to Neighborhood Residential (NR). The rezoning and location of
58 property that is the subject of this ordinance is shown on **Exhibit A** for visual reference. A detailed
59 Zoning Map Atlas is available for inspection on the City’s website or in the City’s Department of
60 Sustainable Development.

61 **SECTION 2.** Section 30-2.1 of the Land Development Code is amended as follows to add a
62 definition, in alphabetical order. Except as amended herein, the remainder of Section 30-2.1
63 remains in full force and effect.

64 **Sec. 30-2.1. Definitions.**

65 **Neighborhood-scale multi-family** means a multi-family development comprised of a minimum of two
66 units per building and a maximum of four units per building.

67
68
69 **SECTION 3.** Section 30-4.1 of the Land Development Code is amended as follows. Except as
70 amended herein, the remainder of Section 30-4.1 remains in full force and effect.

71 **Sec. 30-4.1. Establishment of zoning districts.**

Residential	
RSF-1 to 4 NR	Single-Family <u>Neighborhood Residential</u>
RC	Residential Conservation
MH	Mobile Home

RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family

73

74 **SECTION 4.** Section 30-4.2 of the Land Development Code is amended as follows. Except as
 75 amended herein, the remainder of Section 30-4.2 remains in full force and effect.

76 **Sec. 30-4.2. Correspondence with future land use categories.**

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF) Neighborhood Residential (NR)	U1, RSF-1 to 4 NR, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4 NR, RMF-5, MH, RC	PD, CON, PS

77

78 **SECTION 5.** Section 30-4.12 of the Land Development Code is amended as follows. Except as
 79 amended herein, the remainder of Section 30-4.12 remains in full force and effect.

80 **Sec. 30-4.12. Permitted uses.**

81 The following table contains the list of uses allowed, and specifies whether the uses are allowed
 82 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
 83 indicate that the use is not allowed. No variances from the requirements of this section are
 84 allowed.

85 **Table V-1: Permitted Uses within Transects.**

RESIDENTIAL	
Accessory dwelling unit	30-5.3 5 <u>36</u>
Adult day care home	30-5.2
Attached dwelling (up to 6 attached units)	
Community residential home (up to 6 residents)	30-5.6

Community residential home (more than 6 residents)	30-5.6
Family child care home	30-5.10
Multi-family, small-scale (2—4 units per building)	
Multi-family dwelling	
Single-family dwelling	
Single room occupancy residence	30-5.8
NONRESIDENTIAL	
Alcoholic beverage establishment	30-5.3
Assisted living facility	
Bed and breakfast establishment	30-5.4
Business services	
Carwash	30-5.5
Civic, social, or fraternal organization	
Day care center	30-5.7
Drive-through facility	30-5.9
Emergency shelter	
Equipment rental and leasing, light	
Exercise studio	
Farmers market	30-5.11
Food distribution center for the needy	30-5.12
Food truck, not located within a food truck park	30-5.37 <u>38</u>
Food truck park (less than 6 pads)	30-5.13

Food truck park (6 or more pads) ⁵	30-5.13
Funeral home or crematory	
Gasoline or alternative fuel station	30-5.14
Health services	
Hotel or motel	
Laboratory, medical or dental	
Library	
Light assembly, fabrication and processing	30-5.17
Medical marijuana dispensing facility	
Microbrewery, microwinery, or microdistillery ²	30-5.18
Mini-warehouse or self-storage facility	30-5.19
Museum or art gallery	
Office	
Office (medical, dental, or other health-related service)	
Parking, surface (principal use)	30-5. 21 <u>22</u>
Parking, structured (principal use)	
Passenger transit station	
Personal services	
Place of religious assembly	30-5. 22 <u>23</u>
Professional school	
Public administration building	
Public park	
Recreation, indoor ²	

Recreation, outdoor	
Research development or testing facility	
Residence for destitute people	30-5. 24 <u>25</u>
Restaurant	
Retail sales	
School (elementary, middle, or high - public or private)	
Scooter or electric golf cart sales	
Simulated gambling establishment	
Social service facility	30-5. 27 <u>28</u>
Skilled nursing facility	
Vehicle sales or rental (no outdoor display)	
Vehicle services	30-5. 30 <u>31</u>
Vehicle repair	30-5. 30 <u>31</u>
Veterinary services	30-5. 31 <u>32</u>
Vocational or trade school	
Wireless communication facility or antenna	See 30-5. 32 <u>33</u>

86

87 **SECTION 6.** Section 30-4.16 of the Land Development Code is amended as follows. Except as
88 amended herein, the remainder of Section 30-4.16 remains in full force and effect.

89 **Sec. 30-4.16. Permitted uses.**

90 The following table contains the list of uses allowed, and specifies whether the uses are allowed
91 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
92 indicate that the use is not allowed. No variances from the requirements of this section are
93 allowed.

94 **Table V-4: Permitted Uses in Residential Districts.**

USES	Use Standards	<u>RSF-1 to 4 NR</u>	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling unit	30-5.3536	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Assisted living facility		-	-	-	P	P
Attached dwelling (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishment	30-5.4	S	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential home (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential home (over 14 residents)	30-5.6	-	-	-	-	P
Day care center	30-5.7	-	P	P	P	P
Emergency shelter		-	-	-	-	P
Family child care home	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	30-5.3839	-	-	-	-	-
Mobile home		-	-	P	-	-
Multi-family dwelling		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	P ¹	-	P	P
<u>Neighborhood-Scale Multi-Family</u>	<u>30-5.20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

USES	Use Standards	RSF-1 to 4 NR	RC	MH	RMF-5	RMF-6 to 8
Place of religious assembly	30-5.2223	S	P	P	P	P
Library		-	S	S	S	S
Public park		P	P	P	P	P
School (elementary, middle, or high - public or private)		S	P	P	P	P
Simulated gambling establishment		-	-	-	-	-
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.2425	-	-	-	-	P
Skilled nursing facility		-	-	-	-	S
Social service facility	30-5.2829	-	-	-	-	S

95 **LEGEND:**

96 P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

97 1 = No more than two dwellings units per building are permitted in the RC district.

98

99 **SECTION 7.** Section 30-4.17 of the Land Development Code is amended as follows. Except as

100 amended herein, the remainder of Section 30-4.17 remains in full force and effect.

101 **Sec. 30-4.17. Dimensional standards.**

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

104 **Table V-5: Residential Districts Dimensional Standards.**

	RSF- 4	RSF- 2	RSF- 3	RSF- 4 NR	RC	MH	RMF- 5	RMF-6	RMF-7	RMF-8
DENSITY/INTENSITY										
Residential density (units/acre)										

	RSF- 1	RSF- 2	RSF- 3	RSF- 4 NR	RC	MH	RMF- 5	RMF-6	RMF-7	RMF-8
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 <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.)	90 ⁴	90 ⁴	90 ⁴	80 ⁴ <u>None</u>	None	None	90	90	90	90
MIN. SETBACKS (ft.)										
Front	20 ⁴	20 ⁴	20 ⁴	20 ⁴ <u>10</u> ⁵	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	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

	RSF-4	RSF-2	RSF-3	RSF-4 NR	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
With building height bonus	NA	NA	NA	NA	NA	NA	NA	5	5	5

105 **LEGEND:**

106 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum
107 density requirements.

108 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum
109 lot width requirement for single-family. Lot may not be split when the two-family dwelling is
110 configured vertically.

111 3 = Applicable only for two-family dwellings.

112 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a
113 minimum building setback of 50 feet along that street.

114 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are
115 permitted to encroach up to five feet into the minimum front yard setback.

116 6 = Except where the units are separated by a common wall on the property line of two adjoining
117 lots. In such instances, only the side yard setback for the end unit is required.

118 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one
119 story in height may be erected in the rear or side yard as long as the structure has a minimum
120 yard setback of three feet from the rear or side property line, is properly anchored to the ground,
121 and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

122 8 = Accessory screened enclosure structures, whether or not attached to the principal structure,
123 may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet
124 from the rear property line. The maximum height of the enclosure at the setback line shall not
125 exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure
126 shall be made of screening material.

127

128 **SECTION 8.** Section 30-4.19 of the Land Development Code is amended as follows. Except as

129 amended herein, the remainder of Section 30-4.19 remains in full force and effect.

130 **Sec. 30-4.19. Permitted uses.**

131 The following table contains the list of uses allowed, and specifies whether the uses are allowed
132 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
133 indicate that the use is not allowed. No variances from the requirements of this section are
134 allowed.

135 **Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

RESIDENTIAL

Single-family dwelling	
Attached dwelling	
Multi-family dwelling	
Accessory dwelling unit	30-5.3536
Adult day care home	30-5.2
Community residential home (up to 6 residents)	30-5.6
Community residential home (more than 14 residents)	30-5.6
Community residential home (7 to 14 residents)	30-5.6
Family child care home	30-5.10
Single room occupancy residence	30-5.8
NONRESIDENTIAL	
Alcoholic beverage establishment	30-5.3
Assisted living facility	
Armor systems manufacturing and assembly	30-5.16
Bed and breakfast establishment	30-5.4
Business services	
Carwash	30-5.5
Civic, social, or fraternal organization	
Day care center	30-5.7
Drive-through facility	30-5.9
Emergency shelter	
Equipment sales, rental and leasing, heavy	
Equipment rental and leasing, light	

Food distribution center for the needy	30-5.12
Food truck, not located within a food truck park	30-5. 37 <u>38</u>
Food truck park (less than 6 pads)	30-5.13
Food truck park (6 or more pads) ⁴	30-5.13
Gasoline or alternative fuel station	30-5.14
Go-cart raceway and rentals (indoor and outdoor)	
Health services	
Hotel or motel	
Ice manufacturing/vending machines	30-5. 40 <u>41</u>
Industrial	30-5.15
Job training and vocational rehabilitation services	
Junkyard or salvage yard	30-5.16
Laboratory, medical or dental	
Large-scale retail	
Library	
Light assembly, fabrication and processing	30-5.17
Liquor stores	
Medical marijuana dispensing facility	
Microbrewery, microwinery, or microdistillery ³	30-5.18
Mini-warehouses, self-storage facility	30-5.19
Museum or art gallery	
Office	
Office (medical, dental, or other health-related service)	

Outdoor storage (principal use)	30-5.20 <u>21</u>
Parking, surface (principal use)	30-5.24 <u>22</u>
Passenger transit or rail station	
Personal services	
Place of religious assembly	30-5.22 <u>23</u>
Public administration building	
Public maintenance or storage facility	
Public park	
Recreation, indoor	
Recreation, outdoor	
Recreational vehicle park	30-5.23 <u>24</u>
Recycling center	
Rehabilitation center	
Research development or testing facility	
Residence for destitute people	30-5.24 <u>25</u>
Restaurant	
Retail nursery, lawn, or garden supply store	
Retail sales (not elsewhere classified)	
School (elementary, middle, or high - public or private)	
School, professional	
School, vocational or trade	
Scooter or electric golf cart sales	
Sexually-oriented cabaret	30-5.25 <u>26</u>

Sexually-oriented motion picture theater	30-5.25 <u>26</u>
Sexually-oriented retail store	30-5.25 <u>26</u>
Simulated gambling establishment	
Skilled nursing facility	
Social service facility	30-5.27 <u>28</u>
Solar generation station	30-5.29 <u>30</u>
Truck or bus terminal or maintenance facility	
Vehicle repair	30-5.30 <u>31</u>
Vehicle rental	
Vehicle sales (no outdoor display)	
Vehicle sales (with outdoor display)	
Vehicle services	30-5.30 <u>31</u>
Veterinary services	30-5.34 <u>32</u>
Warehouse or distribution facility (less than 100,000 sf)	
Warehouse or distribution facility (100,000 sf or greater)	
Waste management facility	
Wholesale trade	
Wireless communication facility or antenna	See 30-5.32 <u>33</u>

136

137 **SECTION 9.** Section 30-4.23 of the Land Development Code is amended as follows. Except as

138 amended herein, the remainder of Section 30-4.23 remains in full force and effect.

139 **Sec. 30-4.23. Permitted uses.**

140 The following table contains the list of uses allowed, and specifies whether the uses are allowed
141 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
142 indicate that the use is not allowed. No variances from the requirements of this section are
143 allowed.

Table V-9: Permitted Uses in Special Districts.

Use	Use Standards
Accessory dwelling unit	30-5.35 <u>36</u>
Agricultural, forestry and fishing uses	
Airport	
Animal specialty services	
Arboreta and botanical or zoological garden	
Armor systems manufacturing and assembly	30-5.16
Assisted living facility	
Business services	
Campground	
Cemetery	
Community residential home (up to 6 residents)	30-5.6
Correctional institution	
Day care center	30-5.7
Drive-through facility	30-5.9
Emergency shelter	
Equipment rental and leasing, heavy	
Equipment rental and leasing, light	
Farmers market	
Food distribution center for the needy	30-5.12
Food truck, not located within a food truck park	30-5.37 <u>38</u>
Food park (less than 6 pads)	30-5.13
Food truck park (6 or more pads) ¹	30-5.13

Use	Use Standards
Gasoline or alternative fuel station	30-5.14
Golf course	
Health services	
Heliport	
Hospital	
Hotel or motel	
Library	
Light assembly, fabrication and processing	30-5.17
Medical or dental laboratory	
Medical marijuana dispensing facility	
Membership sports and recreation club	
Mini-warehouse or self-storage facility	30-5.19
Museums or art gallery	
Office	
Office, medical or dental	
Outdoor storage (principal use)	30-5.20 <u>21</u>
Parking, surface (principal use)	30-5.21 <u>22</u>
Pet services	
Place of religious assembly	30-5.22 <u>23</u>
Public administration building	
Public maintenance or storage facility	
Public park	

Use	Use Standards
Recreation, indoor	
Recreation, outdoor	
Recreational vehicle park	
Rehabilitation center	
Research development or testing facility	
Residence for destitute people	30-5.24 <u>25</u>
Restaurant	
Retail nursery, lawn, or garden supply store	
Retail sales (not elsewhere classified)	
Sale of agricultural products	
School (elementary, middle, or high - public or private)	
School, professional	
School, vocational or trade	
Shooting range, outdoor	30-5.26 <u>27</u>
Simulated gambling establishment	
Single-family dwelling	
Single room occupancy residence	30-5.8
Skilled nursing facility	
Social service facility	30-5.27 <u>28</u>
Solar generation station	30-5.29 <u>30</u>
Stadiums or athletic arena	
Theater, drive-in	

Use	Use Standards
Truck, train or bus terminal or maintenance facility	
Utilities	
Vehicle repair	30-5.3031
Vehicles sales or rental	
Veterinary services	30-5.3132
Warehouse or distribution facility (less than 50,000 sf)	
Warehouse or distribution facility (50,000 sf or greater)	
Waste management facility	
Water conservation area, water reservoir or control structure, or drainage or water well	
Wholesale trade	
Wireless communication facility or antenna	See 30-5.3233

145

146 **SECTION 10.** Section 30-5.20 is added to the Land Development Code as follows. **(NOTE TO**
147 **CODIFIER: Article V of the Land Development Code will be renumbered accordingly, with the**
148 **existing Section 30-5.20 becoming Section 30-5.21 and so on.)**

149 **Sec. 30-5.20. Neighborhood-scale multi-family.**

150 The neighborhood-scale multi-family use must have a minimum of two (2) units per building and a
151 maximum of four (4) units per building. Within the Neighborhood Residential (NR) zoning district:

- 152 A. Development is limited to one building on one lot or parcel created through a recorded and
153 approved subdivision, lot split, lot line adjustment, single lot replatting, or minor subdivision.
- 154 B. Buildings are limited to a maximum of two (2) stories.
- 155 C. The front façade for buildings with 3-4 units buildings must meet these requirements:
- 156 1. A maximum of two (2) primary entrances are allowed.
- 157 2. 30% glazing minimum is required for the first floor with 15% minimum for upper floors.
- 158 3. Front facades may not exceed 20 horizontal feet without including at least one of the
159 following elements:

- 160 a. A window or door;
161 b. Awning, canopy, or marquee;
162 c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a
163 minimum depth of three (3) inches; or
164 d. Complementary changes in façade materials or texture.
165 D. Off-street parking is limited to two (2) parking spots in front of the building between the right-of-
166 way and the front facade. Additional parking spaces may be located in the rear.
167 E. A minimum of one high quality tree must be provided with the development. The preservation of
168 an existing high-quality tree may substitute for this requirement.
169 F. The main entrance(s) must be on the first floor and must be part of the front façade of the
170 building. The front façade of the building must be facing a street. Buildings must have an
171 entrance on the first floor, however entrances on the second floor may be located to the side or
172 rear of the building.

173

174 **SECTION 11.** It is the intent of the City Commission that the provisions of Sections 1 through 10
175 of this ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,
176 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
177 relettered in order to accomplish such intent.

178 **SECTION 12.** The City Manager or designee is authorized and directed to make the necessary
179 changes to the Zoning Map Atlas to comply with this ordinance.

180 **SECTION 13.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
181 the application hereof to any person or circumstance is held invalid or unconstitutional, such
182 finding will not affect the other provisions or applications of this ordinance that can be given
183 effect without the invalid or unconstitutional provision or application, and to this end the
184 provisions of this ordinance are declared severable.

185 **SECTION 14.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
186 conflict hereby repealed.

187 **SECTION 15.** This ordinance will become effective upon the effective date of Ordinance No.
188 211357.

189 **PASSED AND ADOPTED** this _____ day of _____, 2022.

190

191

192

193

LAUREN POE

194

MAYOR

195

196 **Attest:**

Approved as to form and legality:

197

198

199

200 _____
OMICHELE D. GAINEY

DANIEL M. NEE

201 CITY CLERK

INTERIM CITY ATTORNEY

202

203

204

205 This ordinance passed on first reading the _____ day of _____, 2022.

206

207 This ordinance passed on adoption reading the _____ day of _____, 2022.



Q1 Existing Zoning (RSF)

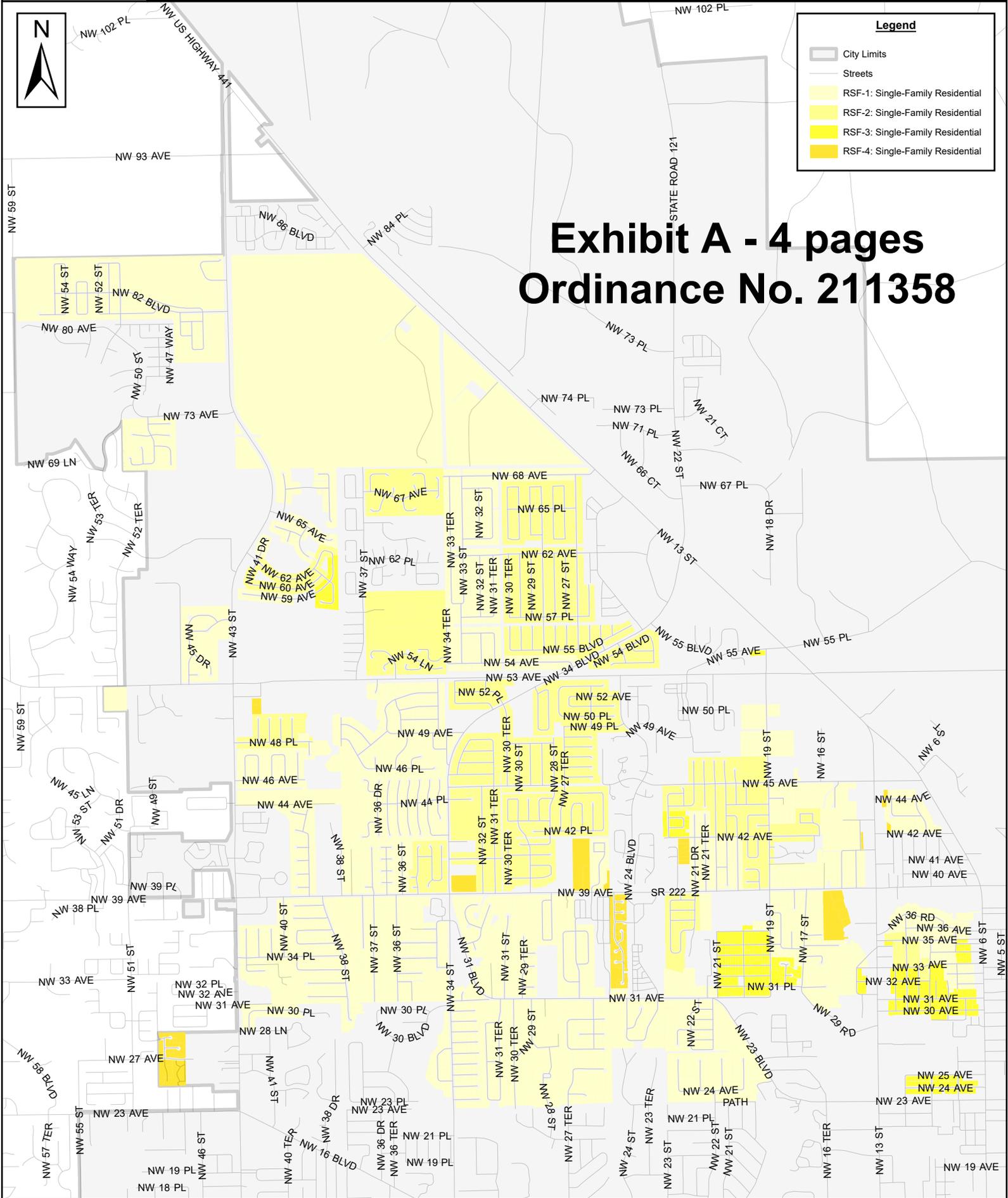
June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential

Exhibit A - 4 pages Ordinance No. 211358





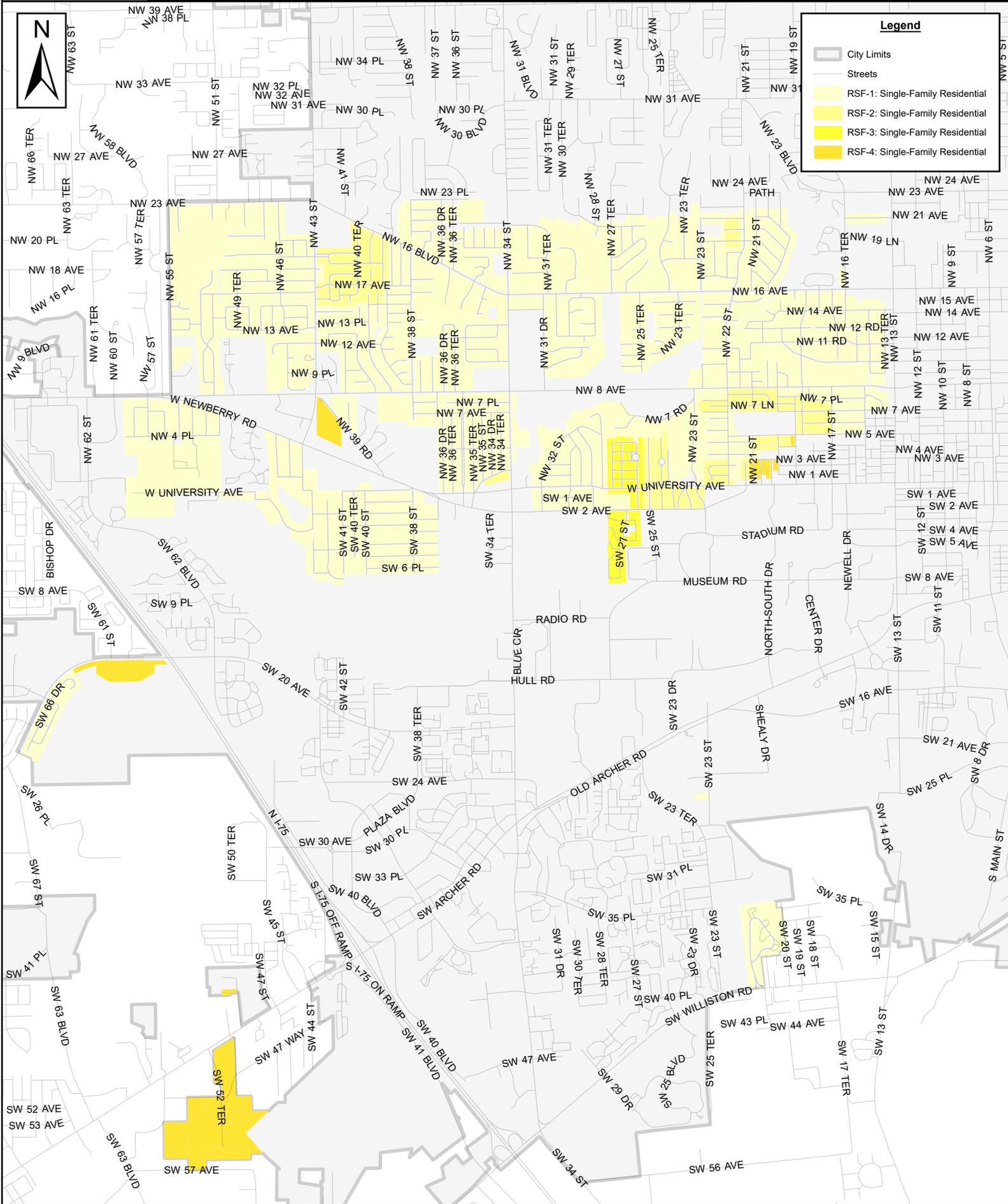
Q3 Existing Zoning (RSF)

June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential





Q4 Existing Zoning (RSF)

June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential

