



City of
Gainesville

Legistar #200730 / PB-20-160 TCH

Department of Sustainable Development

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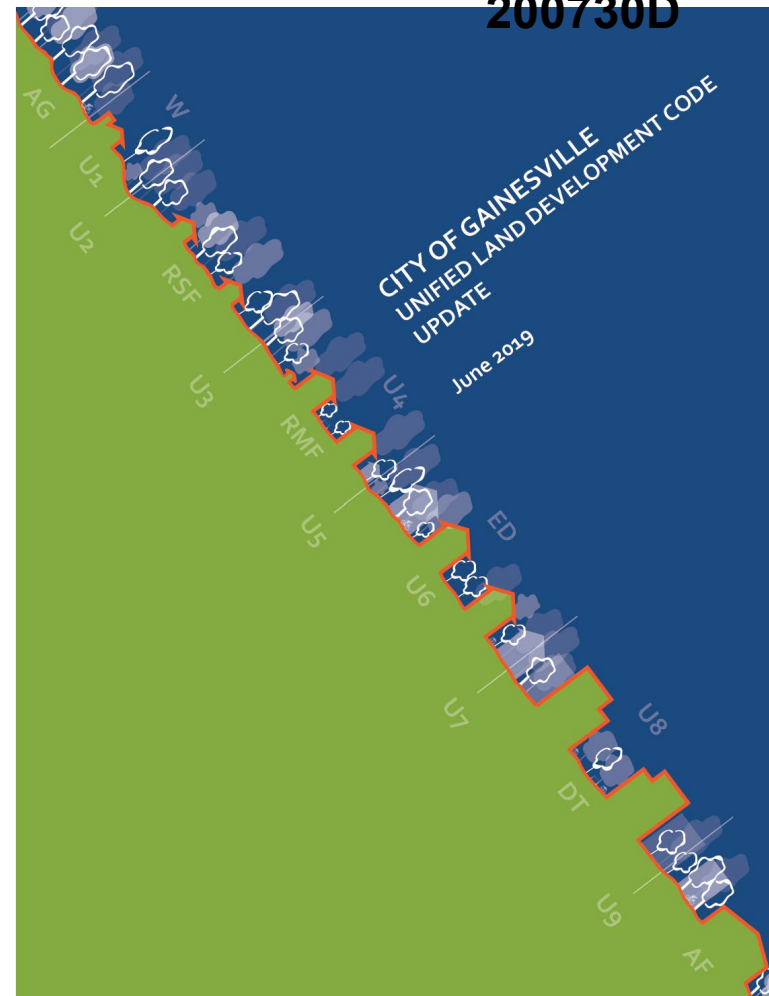
February 3, 2022

Background

City initiated text change
Land Development Code Section(s):
30-4.13
30-4.14

Key Issues

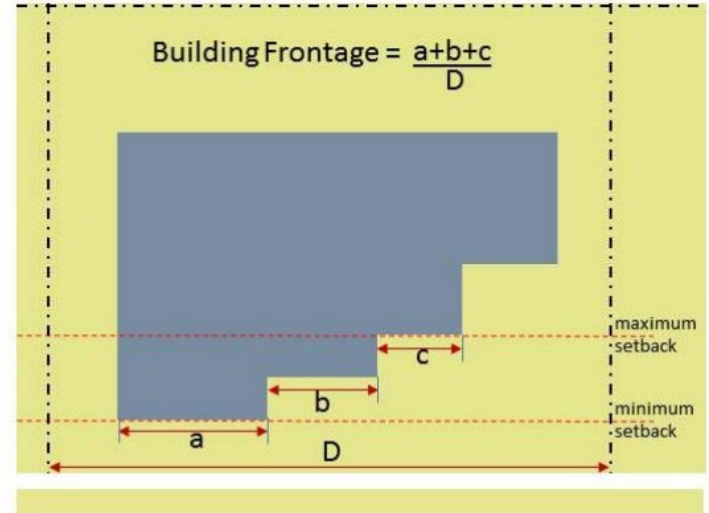
- Building frontage
- Ground floor active uses
- Ground floor lease space
- Building entrances
- Building materials



Sec. 30-4.13 Building Form Standards

B. Building Frontage

Figure V - 3: Building Frontage

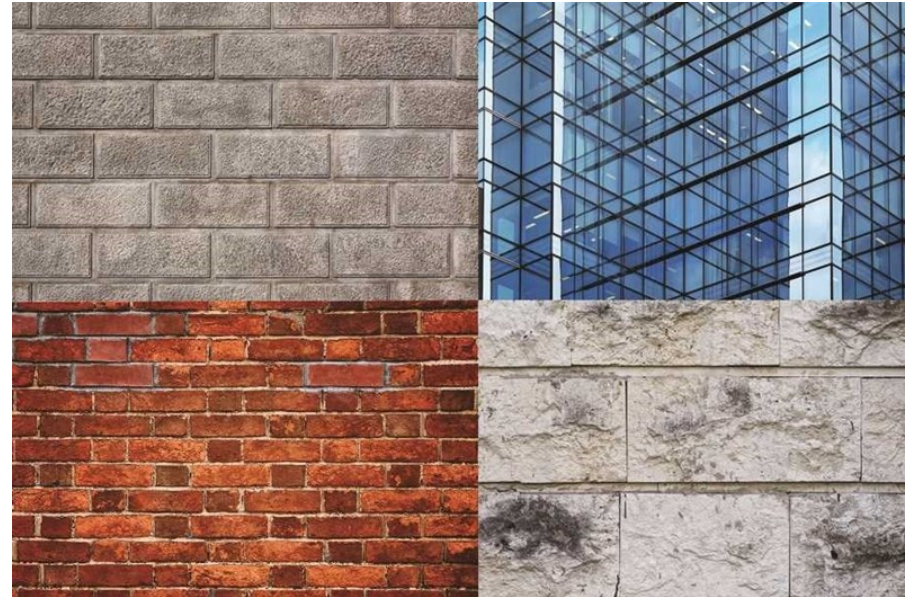


Building frontage is the proportion of the building length relative to the width of the development site measured at the site frontage line.

Sec. 30-4.14 Building Design Standards

C. Building Materials

- (a) is multi-family residential, or mixed-use projects that include both residential and nonresidential uses;
 - (b) meets the threshold of either intermediate or major development plan review; or
 - (c) is greater than two stories and is located on a storefront street, principal street, or thoroughfare street.
- Provides for exterior material classifications and specifies allowances for each type.
 - Allows for the appropriate reviewing authority to approve modifications considering the degree that the proposed substitute material is substantially similar in durability and longevity.

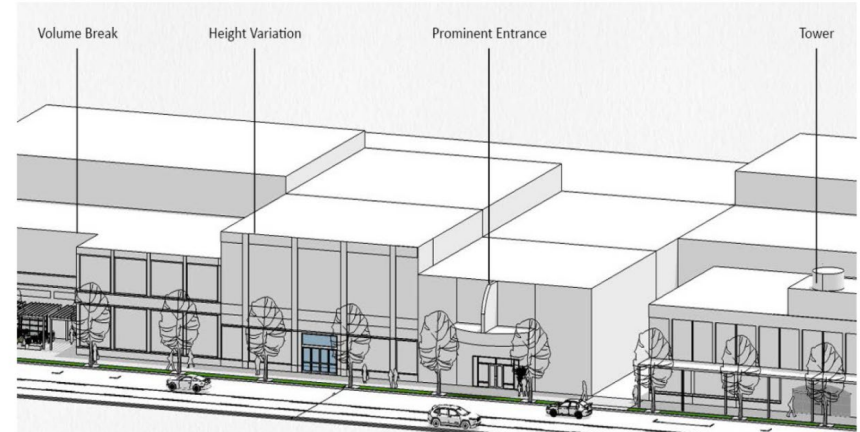


- a. Class I: brick masonry; stone masonry; cast stone masonry; precast concrete – architectural finish; concrete – architectural finish; glass wall system; metal panel.
- b. Class III: concrete masonry unit – architectural finish; concrete masonry unit – unfinished; precast concrete – unfinished; concrete – unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.
- c. Class III: concrete masonry unit – architectural finish; concrete masonry unit – unfinished; precast concrete – unfinished; concrete – unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Sec. 30-4.14 Building Design Standards

E. Building Entrances

Figure V-16: Building Massing



Building entrances must be operable, clearly-defined and highly-visible.

Staff: Approve PB-20-160 TCH

City Plan Board: Approve PB-20-160 TCH

Thank You