

ORDINANCE NO. 070769
0-06-120

An ordinance of the City of Gainesville, Florida, amending the City of Gainesville Land Development Code, relating to the establishment of zoning districts and categories and to the correspondence of zoning districts with future land use categories; amending section 30-41, to add the Urban Mixed-Use 1 and Urban Mixed-Use 2 districts; amending section 30-46 to provide corresponding zoning districts and future land use categories that conform to the City of Gainesville 2000-2010 Comprehensive Plan; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, the City Plan Board authorized the 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 September 21, 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 in the City Commission meeting room, City Hall, City of Gainesville.

WHEREAS, the Public Hearings were held pursuant to the published notice described 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. Subsection 30-41(a)(4), City of Gainesville Land Development Code, is amended to read as follows:

Sec. 30-41. Establishment of zoning districts and categories.

(a) In order to classify, regulate and restrict the use of land, water, buildings and structures; regulate the height and bulk of buildings; regulate the intensity of land use; implement the comprehensive plan; and promote orderly urban growth within the corporate area of the city, the following zoning districts/categories are established:

(4) *Mixed use districts.*

MU-1: 10-30 units/acre mixed use low intensity.

MU-2: 14-30 units/acre mixed use medium intensity.

CCD: Up to 150 units/acre central city district.

UMU-1: Up to 75 units/acre urban mixed-use district.

UMU-2: Up to 100 units/acre urban mixed-use district.

Section 2. Section 30-46, City of Gainesville Land Development Code, is amended to read as follows:

Sec. 30-46. Correspondence of zoning districts with future land use categories.

The following table establishes the zoning districts allowable within the future land use categories from the comprehensive plan. Zoning district changes to a new district which fall into a different future land use category shall require a change in the future land use category also.

CORRESPONDENCE OF ZONING DISTRICTS WITH FUTURE LAND USE CATEGORIES

Zoning Districts	Future Land Use Category
RSF-1, RSF-2, RSF-3, RSF-4, CON, PD, PS	Single-family (SF)
RSF-4, RMF-5, MH, RC, PD, CON, PS	Residential-Low (RL)
RMF-6, RMF-7, RMF-8, PD, CON, PS	Residential-Medium (RM)
RH-1, RH-2, PD, TND, CON, PS	Residential-High (RH)
RMU, PD, CON, PS	Mixed Use-Residential (MUR)
MU-1, PD, TND, CON	Mixed Use-Low (MUL)
MU-2, CP, PD, TND, CON	Mixed Use-Medium (MUM)

<u>CCD, PD, TND, CON, PS</u>	<u>Mixed Use-High (MUH)</u>
<u>UMU-1, CON, PS, PD</u>	<u>Urban Mixed-Use 1 (UMU-1)</u>
<u>UMU-2, CON, PS, PD</u>	<u>Urban Mixed-Use 2 (UMU-2)</u>
<u>OR, OF, MD, PD, CON, PS</u>	<u>Office (O)</u>
<u>BA, BT, BUS, W, PD, CON, PS</u>	<u>Commercial (C)</u>
<u>I-1, I-2, W, PD, CON, PS</u>	<u>Industrial (IND)</u>
<u>ED, PD, CON, PS</u>	<u>Education (E)</u>
<u>PS, PD, CON</u>	<u>Recreation (REC)</u>
<u>CON, PD, PS</u>	<u>Conservation (CON)</u>
<u>AGR, CON, PS</u>	<u>Agriculture (AGR)</u>
<u>AF, PS, PD, CON</u>	<u>Public facilities (PF)</u>
<u>PD, TND, PS or rezoning consistent with the underlying land use designation</u>	<u>Planned Use District-Unit Development (PUD)</u>

Section 3. It is the intention of the City Commission that the provisions of Sections 1

and 2 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 4. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application hereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

Section 5. All ordinances, or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed.


Section 6. This ordinance shall become effective immediately upon final adoption.


1 PASSED AND ADOPTED this 28th day of January, 2008.
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5 PEGEEN HANRAHAN
6 MAYOR
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10 ATTEST:

Approved as to form and legality

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14 KURT M. LANNON
15 CLERK OF THE COMMISSION


MARION J. RADSON
CITY ATTORNEY JAN 29 2008

16 This Ordinance passed on first reading this 14th day of January, 2008.

17 This Ordinance passed on second reading this 28th day of January, 2008.