

2018 Land Development Code Update

November 29, 2018



Timeline

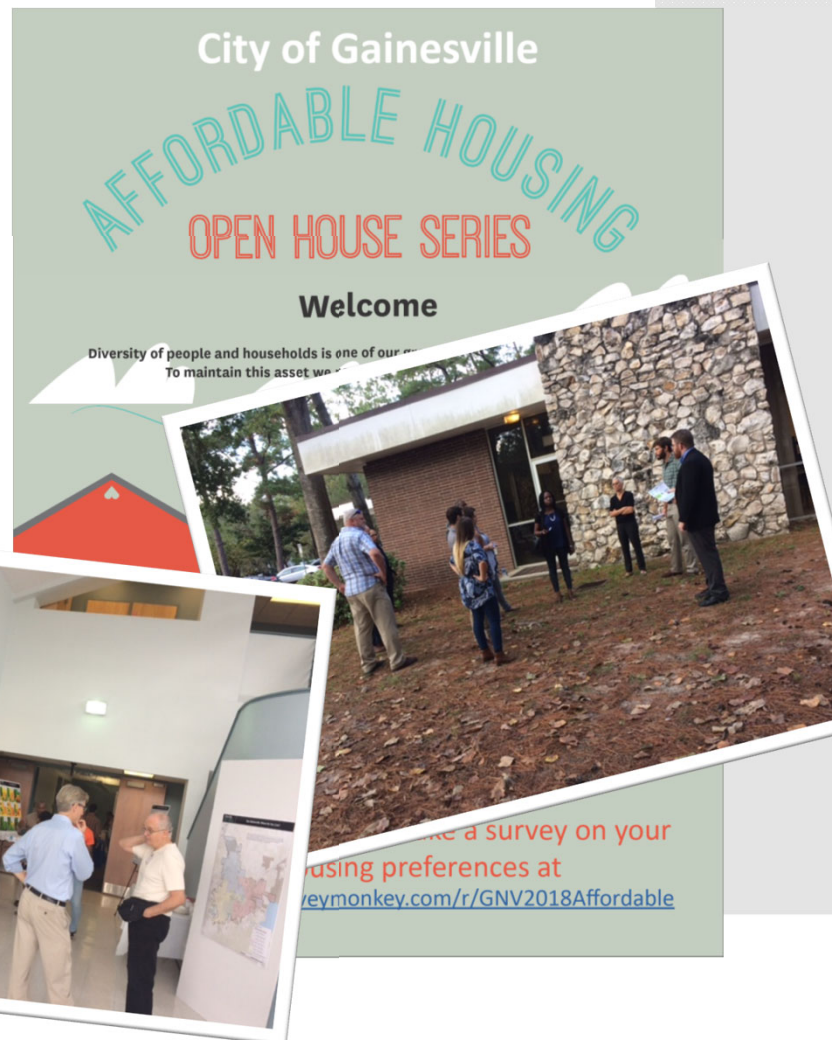
- 8/16 – City Commission Public Hearing regarding LDC update
- 9/20 – Transmittal Hearing to send Comprehensive Plan Amendments to the State (Delayed till 10-18 and directed staff to hold 4 additional meetings across the City)
- 10/18 - Transmittal Hearing to send Comprehensive Plan Amendments to the State (Delayed till 11-29 to receive results of meetings before making a decision)
- 11/29 – Transmittal Hearing for the Comprehensive Plan Amendments
- 2/7/19 – Earliest possible date for adoption hearing if the City Commission moves the Comprehensive Plan amendments forward tonight



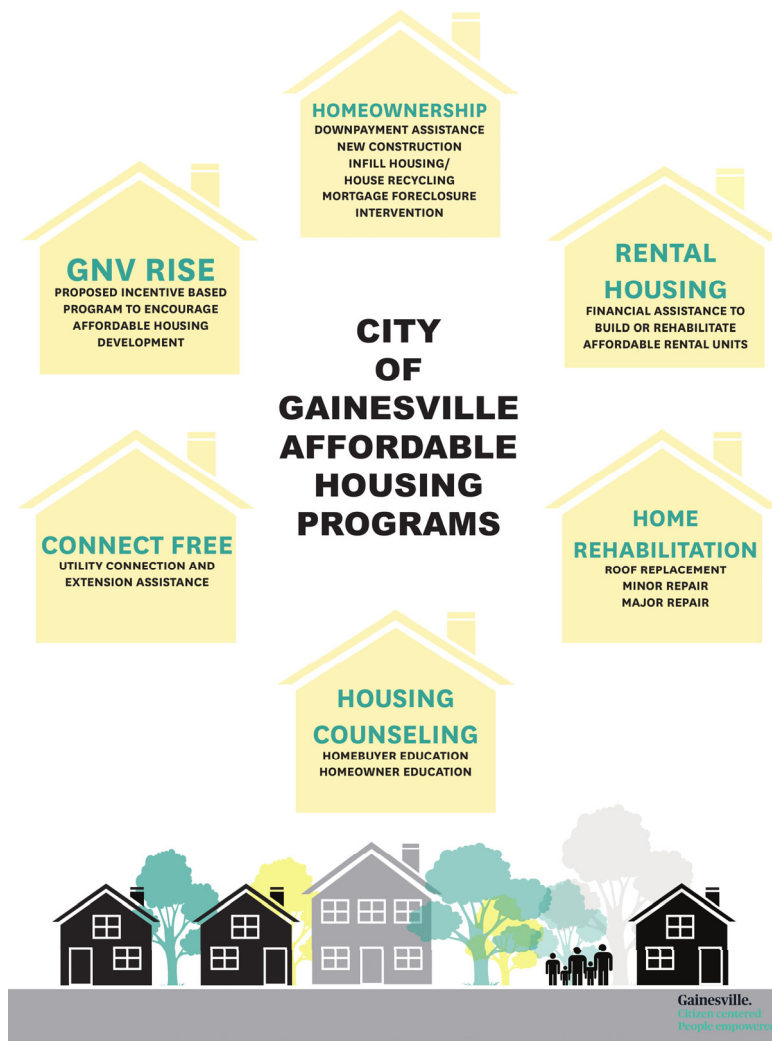
Open Houses

Open Houses

- 4 Open Houses
- 171 citizens signed-in
- 18 citizens attended multiple open houses



Affordable Housing Programs

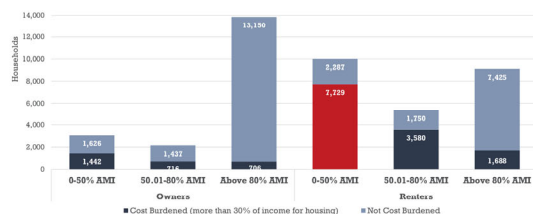


GNV RISE

Why GNV rise?

Housing Affordability in Gainesville

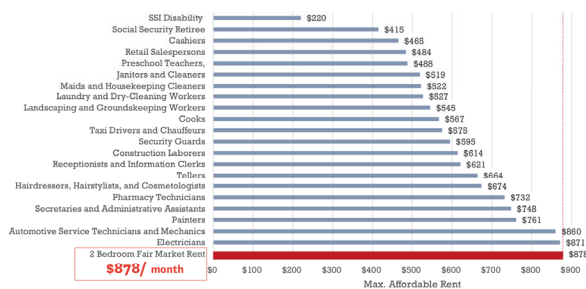
Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Gainesville, 2016 (Excluding Student-Headed Households)



Source: Shimberg Center analysis of U.S. Census Bureau, 2016 American Community Survey. Results are for Alachua County (Central) - Gainesville City Central Public Use Microdata Area (PUMA), which approximates city limits.

7739 Households with income below 50% AMI are cost burdened by housing

Affordable Rents for Median-Wage Workers vs. 2-Bedroom Fair Market Rent, Gainesville Metropolitan Area, 2017

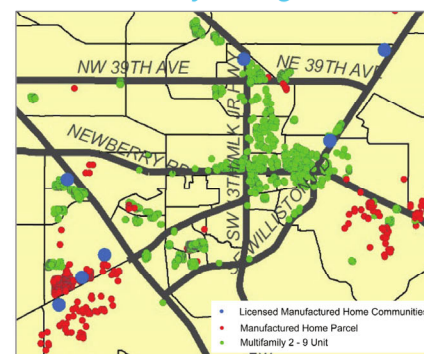


Rents outpace wages for many occupations in the Gainesville metropolitan area.

Based on median wage for occupation
 Maximum rent = 30% of monthly salary
 Compared to HUD Fair Market Rent for 2-bedroom unit

Sources: Florida Agency for Workforce Innovation, 2017 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2017 Fair Market Rents; U.S. Social Security Administration

Small Multi-Family Buildings in Gainesville



1,620 2-9 unit properties, mostly duplexes

Mostly built between **1970-1989**

Attached units have a lower value (average **\$47/sf** compared to **\$70/sf** for single family)

Small multi-family buildings provide naturally occurring affordable housing in central locations.

Sample Scenario

Two cluster subdivisions are currently under review in the City

1. Oaks Preserve



2. Tanglewood



Total - 605 Units, Zero (0) affordable housing

Potential Affordable Housing gain if they were done under GNV Rise is

10%=61 Units





Why GNV rise?

A Diverse Population needs Diverse Housing



GNV RISE

GNV rise will

-  Fulfill the **Comprehensive Plan** vision of **Affordable, Diverse, and Quality** housing for all residents in the City of Gainesville.
-  Promote creative, inclusive and high quality **infill** and **greenfield** development
- Support **diverse housing** types to provide a range of **housing choice**
-  Provide housing that responds to changing demographics and smaller family sizes

 Promote neighborhoods with a **mix of housing** opportunities for **mixed incomes**

 Promote **context-sensitive** infrastructure design to lower **cost of housing development**

Affordable Housing Need

7729 Cost burdened
5289 Units
4124 On Housing Authority waiting list

Missing Middle Housing

There is a low supply of smaller scaled detached and attached single family housing (**Missing Middle Housing**) within Gainesville. GNV rise will provide the flexibility to encourage these to be developed.



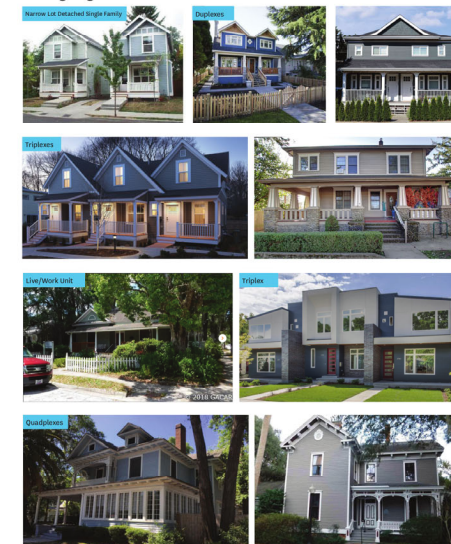
Housing for who?

GNV rise is designed to meet the needs of current and future population of the City of Gainesville. It will not only reduce the affordable housing gap, but is targeted at increasing housing supply and housing choice.



Context Sensitive Development

GNV rise will provide design guidelines and standards to ensure that infill and greenfield development are sensitive to the context and character of existing neighborhoods.



GNV RISE

What is GNV rise???

GNV RISE is an innovative strategy to increase affordable housing and encourage high quality subdivisions through **flexible development standards** for developers.



How it Works

GNV RISE uses **trade offs** between community and developers through a **point system**.

This point system can only be used when applying to develop a **subdivision**.

Point System

Community Benefits Points Earned



- Affordable Housing
- Transportation Networks
- Environmental Benefits
- Enhanced Design
- Life Safety



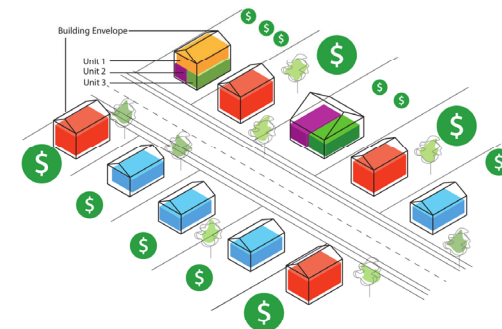
Development Flexibility Points to Use



- Dimensional Requirements: Lot size
- Processing and Fees
- Street Design
- Density and Housing Type
- Parking

See the GNV RISE Proposal for details!

Example Subdivision



GNV Rise Subdivisions only allow 20% of housing in Single Family neighborhoods to be attached housing. So if there are 10 houses only 2 of those houses can be multi family.



GNV Rise Benefits can't be applied to small individual lots.

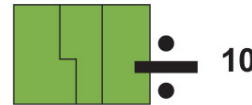


GNV Rise Benefits can only be applied to areas that are large enough to be a subdivision (at least five legal lots).

GNV RISE

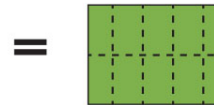
What is a Subdivision?

A **subdivision** is not just another term for a neighborhood; subdivision is also a process or act of **dividing** or redividing a tract or parcel of land into **three or more lots**, building sites or other divisions.



What is a Lot?

A lot is a parcel of land contained within specific property boundaries.

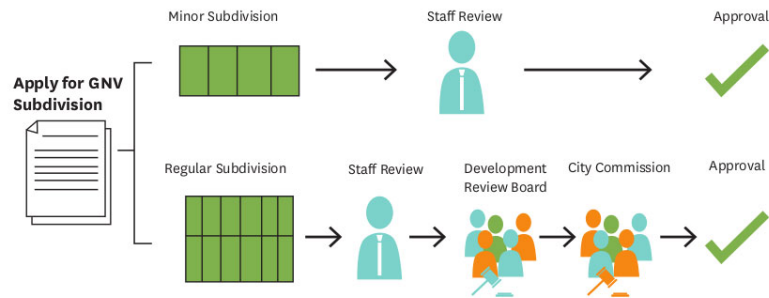


There are **two types of subdivision**



Larger subdivisions can also include divisions for streets, alleyways, service and common areas and other neighborhood features.

PROCESS GNV RISE Subdivision



GNV RISE



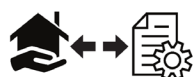
GNV **rise**

Will it? Yes

Won't it? No



Implement Comprehensive Plan Goals, Objectives, and Policies concerning housing affordability, diversity, and accessibility for all citizens.



Encourage housing innovation and provide modest incentives to new development in exchange for affordable housing.



Encourage more context sensitive infill by incorporating Land Development Code amendments that will decrease the 3-story building height limit allowed in all zoning districts.



Create an optional program that will encourage the incorporation of affordable housing within market-rate development.



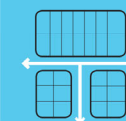
Permit increases to building heights.



Allow large apartment buildings to be built in single family zoning.



Allow livework homes to include retail or service uses in single family (Office only).



Change the current subdivision process whereby the City Commission makes the final decision on creating more than 5 lots.



Allow attached single-family homes or live/work houses to be built without first undertaking a special subdivision review process.



Allow required affordable housing to be built "off site" in another part of the city.

District 1 Open House Responses

What I like about GNV RISE

- Development Flexibility
- Can not be trusted
- It will create opportunities for families to live in great neighborhoods



District 2 Open House Responses

What I like about GNV RISE

- Spreads affordable housing across city.



District 3 Open House Responses

What I like about GNV RISE

- NOT MUCH! I like ADUs
- Will DESTROY our family neighborhoods
- It seems to provide options
- Will protect Gainesville from greed
- NO multi family in single family neighborhoods
- Why no seating even after the topic was brought up at a commission meeting?
- We are uniformly opposed to this plan- renovate housing rather than replace. Character of neighborhoods should be preserved.

District 4 Open House Responses

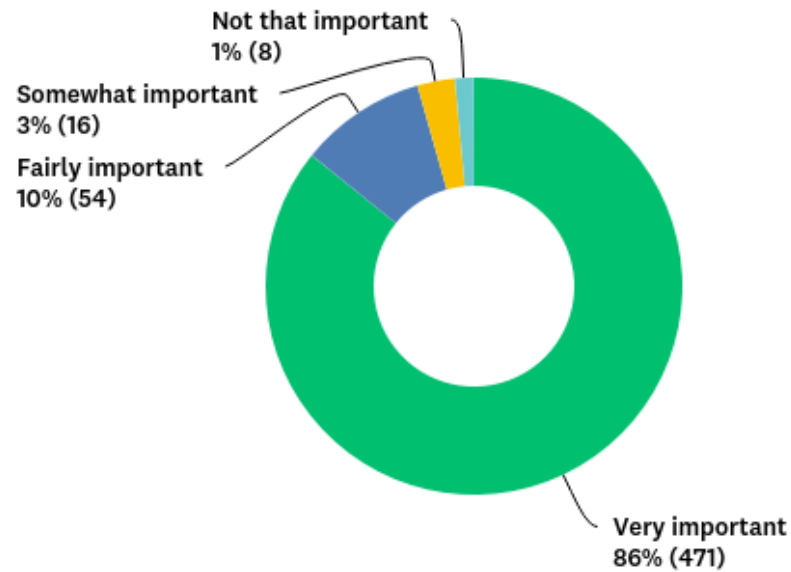
What I like about GNV RISE

- The good intentions
- More openness about better explanations
- If it really provides affordable housing & redistributes poverty, I like that.
- It makes an effect to address affordable housing
- Recognizes there is a problem
- It promotes urban opportunity in the core city
- It directs growth towards where there are existing jobs and infrastructure (it's anti-sprawl)
- I don't trust it



Survey Results

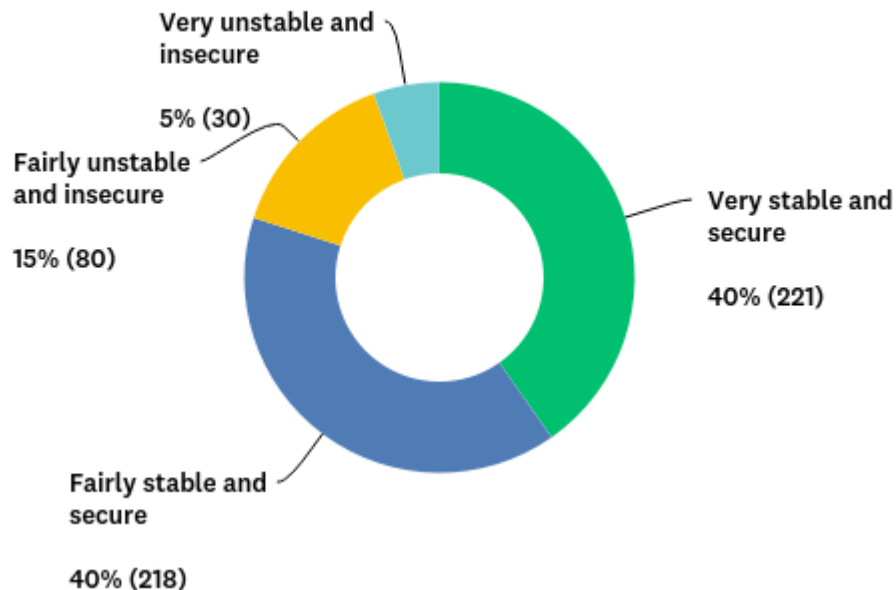
How important do you think it is for all residents of Gainesville to have access to safe and affordable housing?



ANSWER CHOICES	RESPONSES	
Very important	86%	471
Fairly important	10%	54
Somewhat important	3%	16
Not that important	1%	8
TOTAL		549



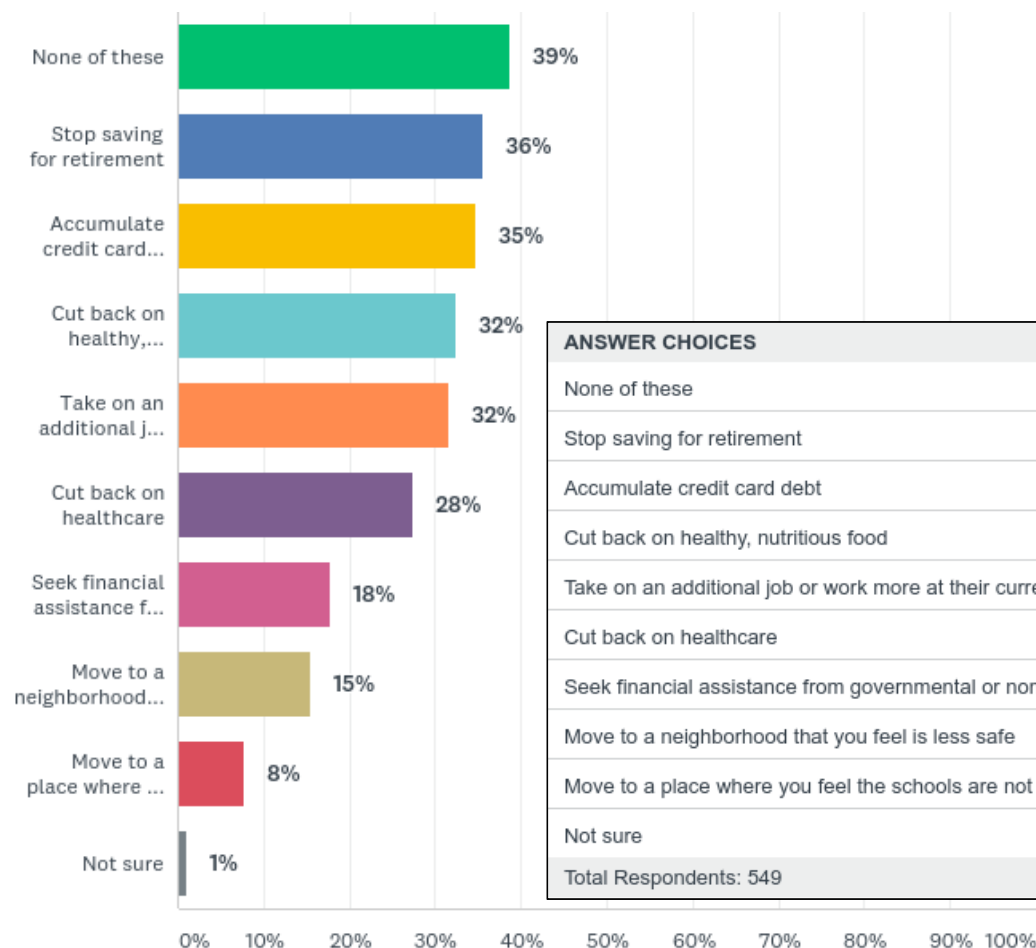
How do you feel about your current housing situation?



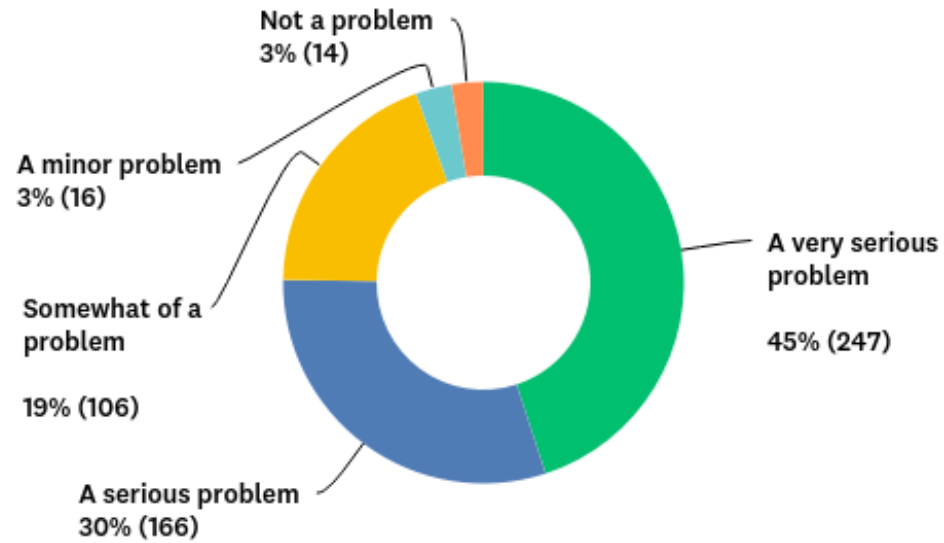
ANSWER CHOICES	RESPONSES	
Very stable and secure	40%	221
Fairly stable and secure	40%	218
Fairly unstable and insecure	15%	80
Very unstable and insecure	5%	30
TOTAL		549



Which of the following have you personally had to do in the past three years because you were struggling to be able to pay your rent or mortgage?



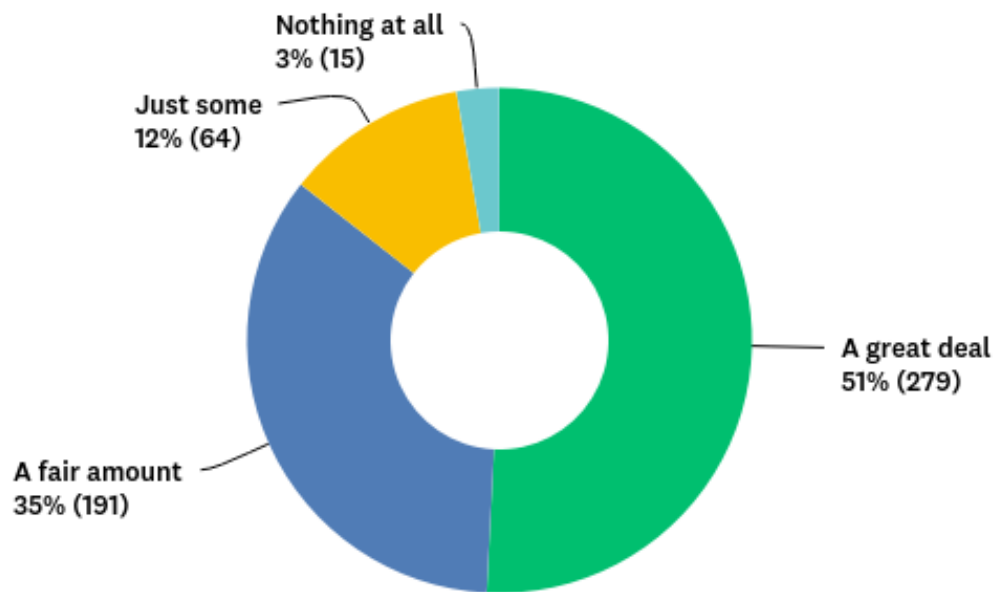
Do you think housing affordability is a problem in Gainesville?



ANSWER CHOICES	RESPONSES	
A very serious problem	45%	247
A serious problem	30%	166
Somewhat of a problem	19%	106
A minor problem	3%	16
Not a problem	3%	14
TOTAL		549



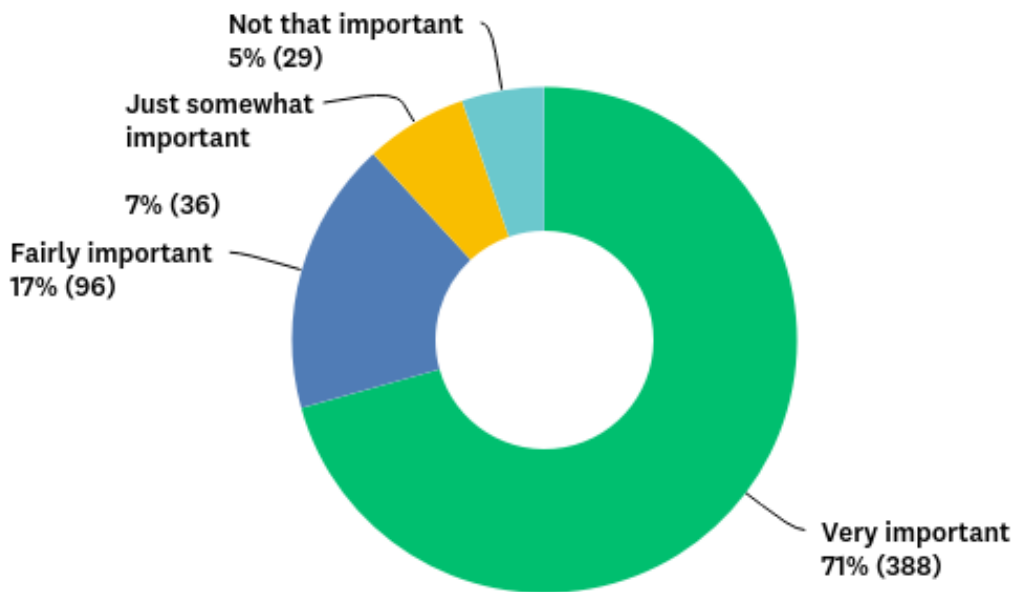
How much do you think can be done to solve the problem of housing affordability?



ANSWER CHOICES	RESPONSES	
A great deal	51%	279
A fair amount	35%	191
Just some	12%	64
Nothing at all	3%	15
TOTAL		549



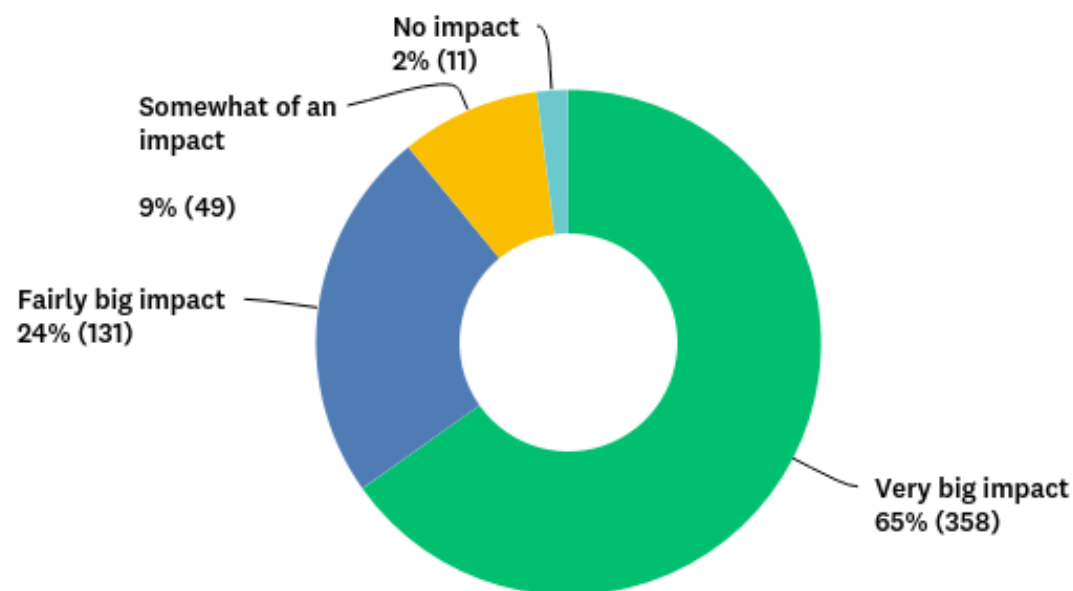
How important do you think it is for the City Commission to address the problems related to issues of housing affordability and people's ability to buy or rent housing that meets their needs in all areas and neighborhoods of Gainesville?



ANSWER CHOICES	RESPONSES	
Very important	71%	388
Fairly important	17%	96
Just somewhat important	7%	36
Not that important	5%	29
TOTAL		549

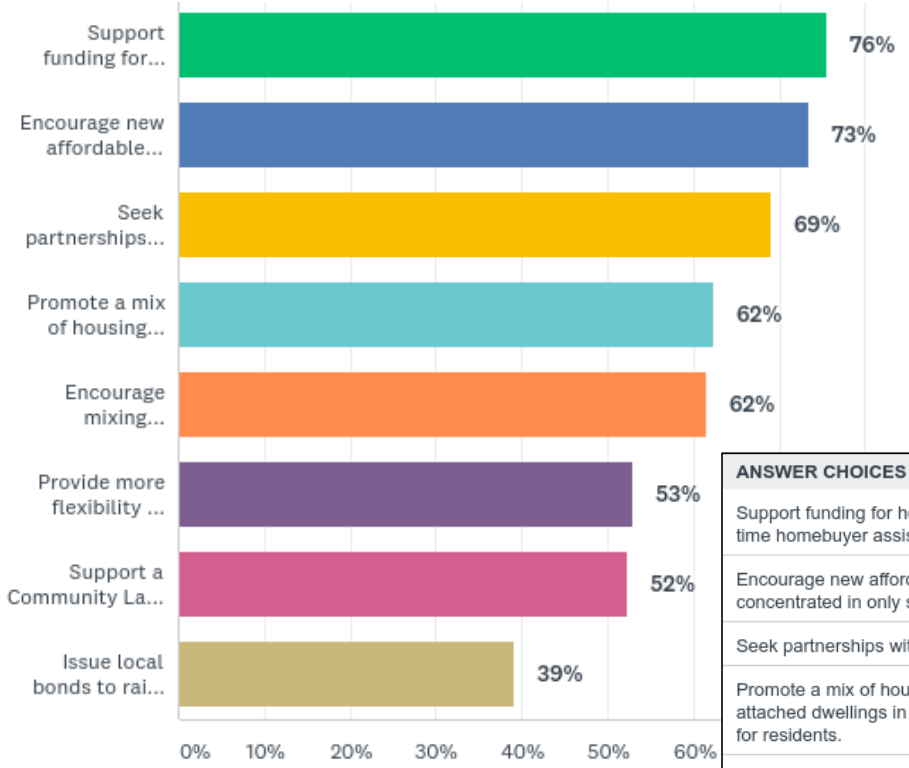


How much of an impact do you think people's ability to access housing that is affordable, both to buy and to rent, has on the economy overall?



ANSWER CHOICES	RESPONSES	
Very big impact	65%	358
Fairly big impact	24%	131
Somewhat of an impact	9%	49
No impact	2%	11
TOTAL		549

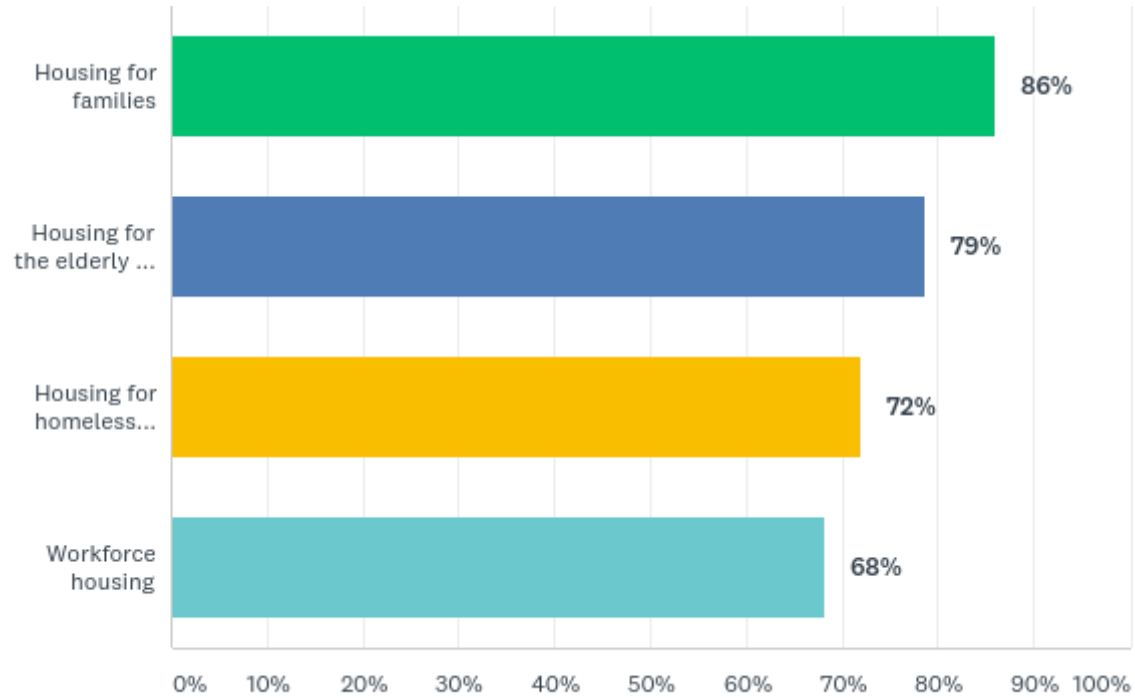
What types of strategies do you think the city should use to address the problems of housing affordability?



ANSWER CHOICES	RESPONSES
Support funding for housing assistance programs such as, rental assistance, first-time homebuyer assistance, and home repairs for lower-income residents.	76% 415
Encourage new affordable housing to be distributed across the city rather than concentrated in only some parts of Gainesville.	73% 403
Seek partnerships with other non-profit affordable housing providers.	69% 379
Promote a mix of housing types such as duplexes, mother-in-law units, and attached dwellings in neighborhoods to provide a wider range of housing choices for residents.	62% 342
Encourage mixing affordable housing units into new market-rate housing developments.	62% 338
Provide more flexibility to build more housing units if they include units that are affordable to low-income families.	53% 291
Support a Community Land Trust, a non-profit organization to help maintain housing affordability in highly desirable neighborhoods.	52% 287
Issue local bonds to raise money to support affordable housing.	39% 215
Total Respondents: 549	



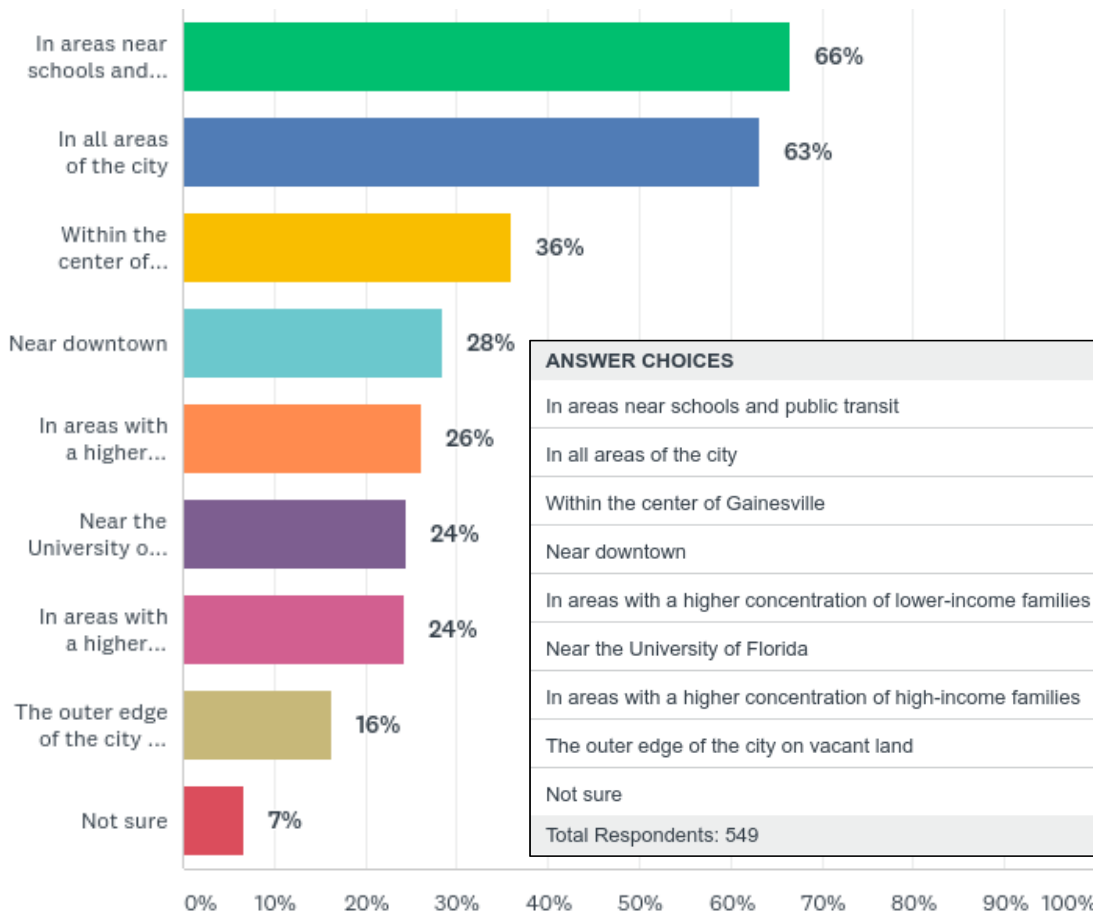
What kinds of affordable housing do you think the city needs?



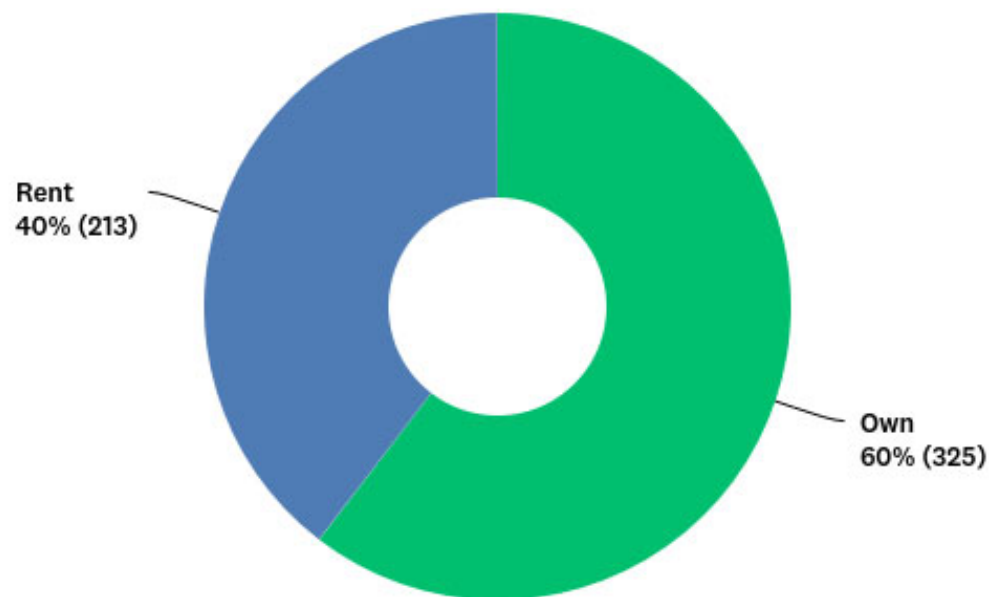
ANSWER CHOICES	RESPONSES	
Housing for families	86%	472
Housing for the elderly and special needs communities	79%	432
Housing for homeless persons	72%	395
Workforce housing	68%	374
Total Respondents: 549		



Where do you think new affordable housing should be built?

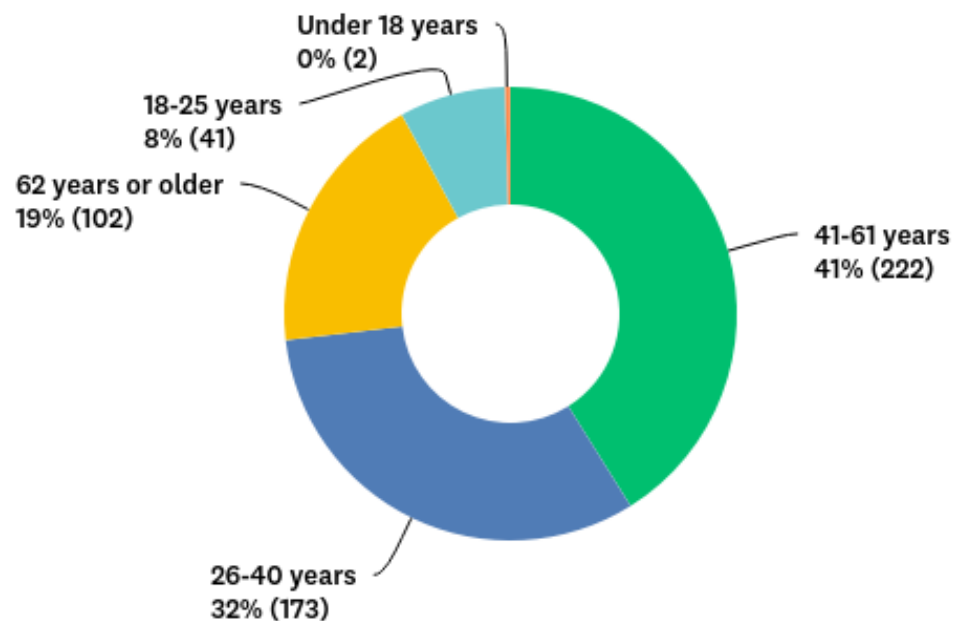


Do you rent or own your place of residence?



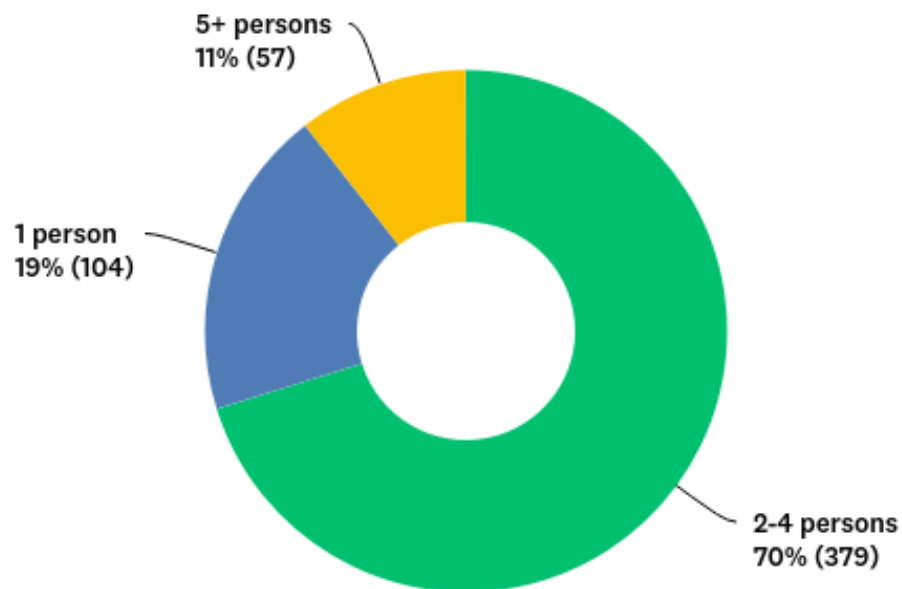
ANSWER CHOICES	RESPONSES	
Own	60%	325
Rent	40%	213
TOTAL		538

What is your current age?



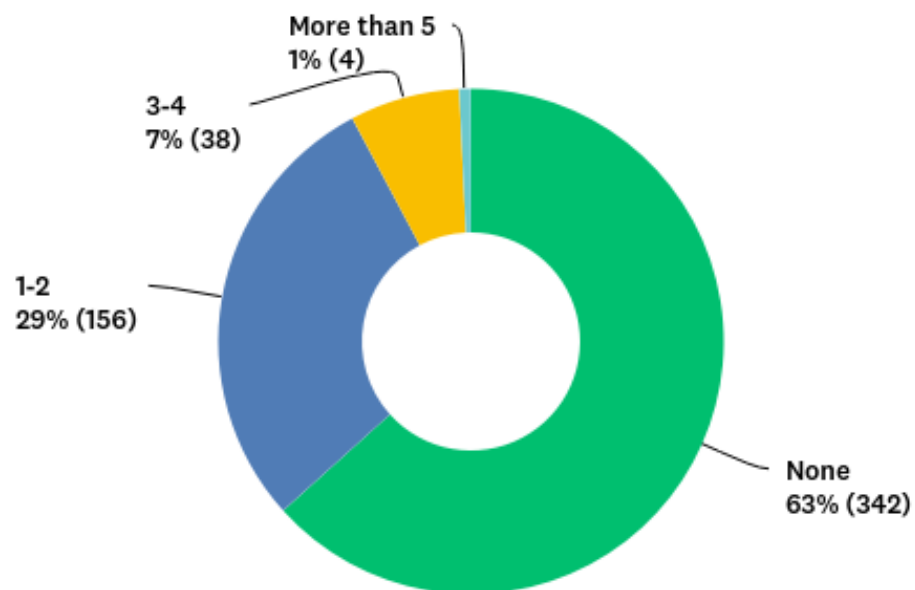
ANSWER CHOICES	RESPONSES	
41-61 years	41%	222
26-40 years	32%	173
62 years or older	19%	102
18-25 years	8%	41
Under 18 years	0%	2
TOTAL		540

How many people live in your home?



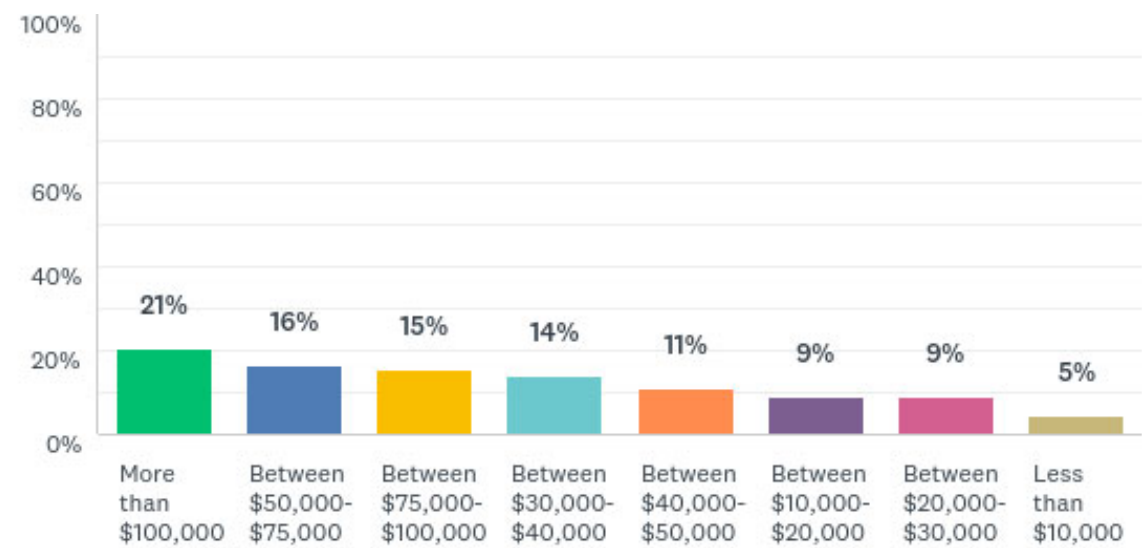
ANSWER CHOICES	RESPONSES	
2-4 persons	70%	379
1 person	19%	104
5+ persons	11%	57
TOTAL		540

How many children under age 18 live with you?



ANSWER CHOICES	RESPONSES	
None	63%	342
1-2	29%	156
3-4	7%	38
More than 5	1%	4
TOTAL		540

Please describe your family's yearly income.



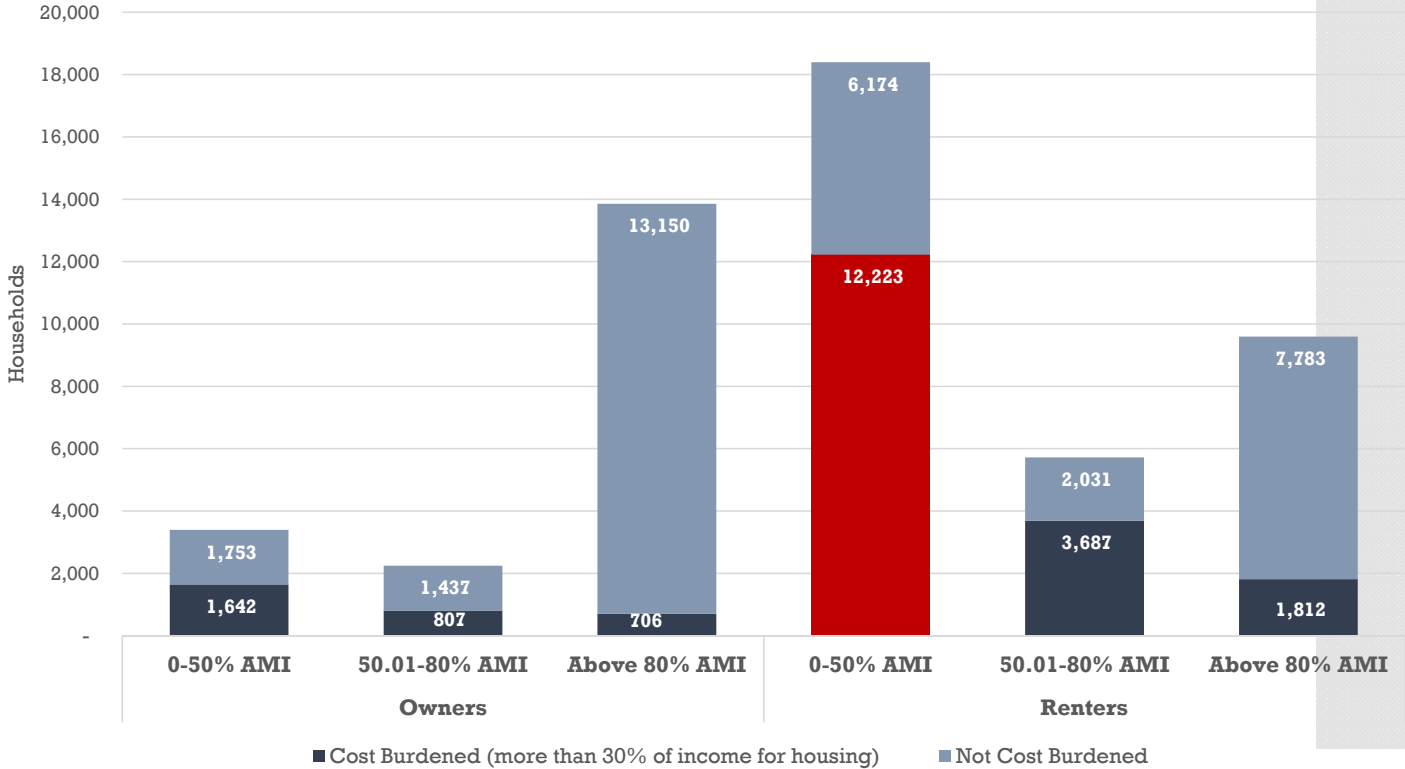
ANSWER CHOICES	RESPONSES	
More than \$100,000	21%	109
Between \$50,000-\$75,000	16%	87
Between \$75,000-\$100,000	15%	81
Between \$30,000-\$40,000	14%	73
Between \$40,000-\$50,000	11%	58
Between \$10,000-\$20,000	9%	48
Between \$20,000-\$30,000	9%	48
Less than \$10,000	5%	25
TOTAL		529



Affordable Housing Challenges and Strategies

Shimberg data

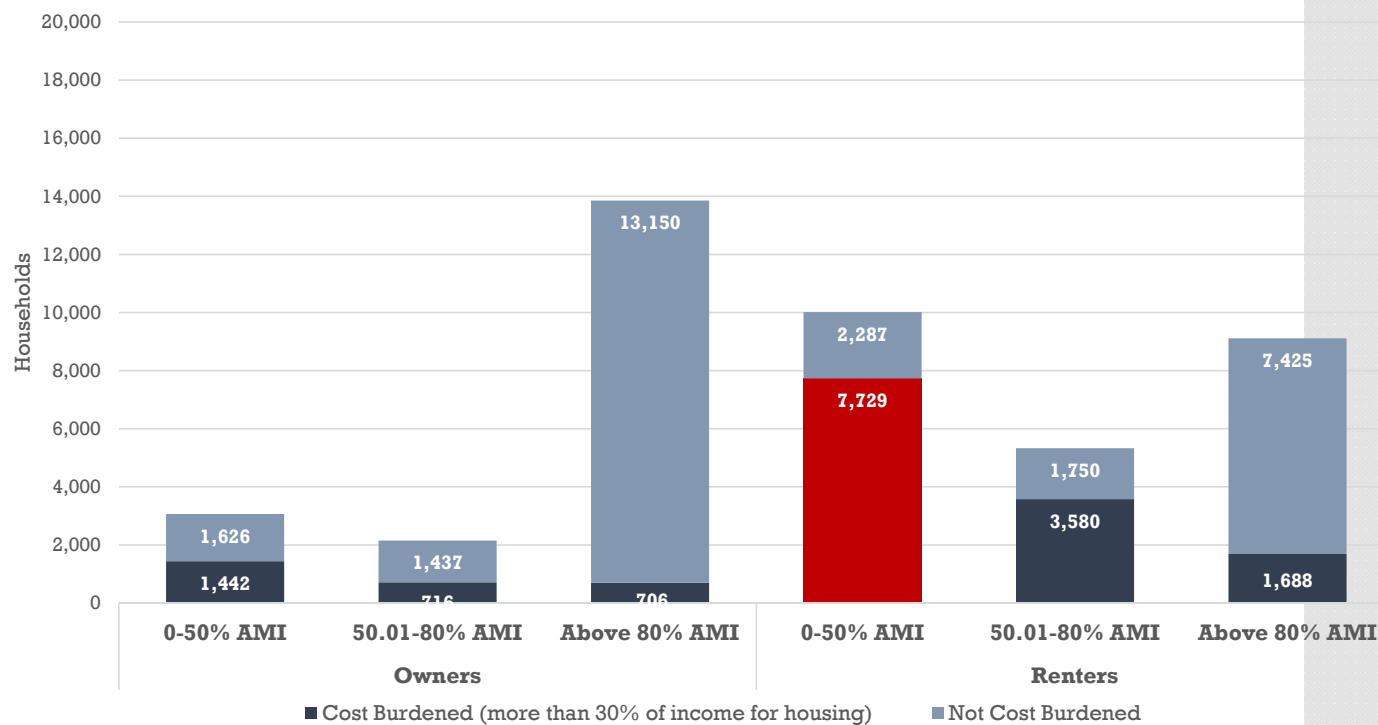
Cost Burdened Households by Income as a Percentage of Area Median Income (AMI), Gainesville, 2016



Source: Shimberg Center analysis of U.S. Census Bureau, 2016 American Community Survey. Results are for Alachua County (Central) – Gainesville City Central Public Use Microdata Area (PUMA), which approximates city limits.

Shimberg data

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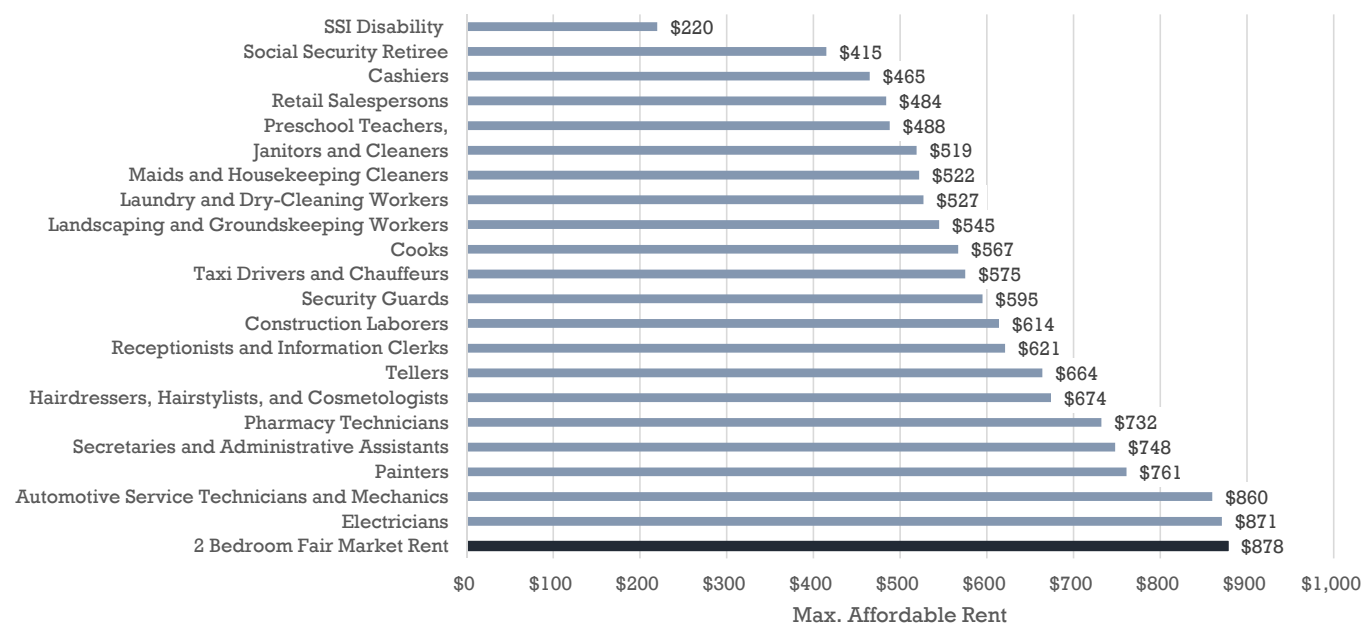


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Shimberg data

Rents outpace wages for many occupations in the Gainesville metropolitan area.

Affordable Rents for Median-Wage Workers vs. 2-Bedroom Fair Market Rent, Gainesville Metropolitan Area, 2017



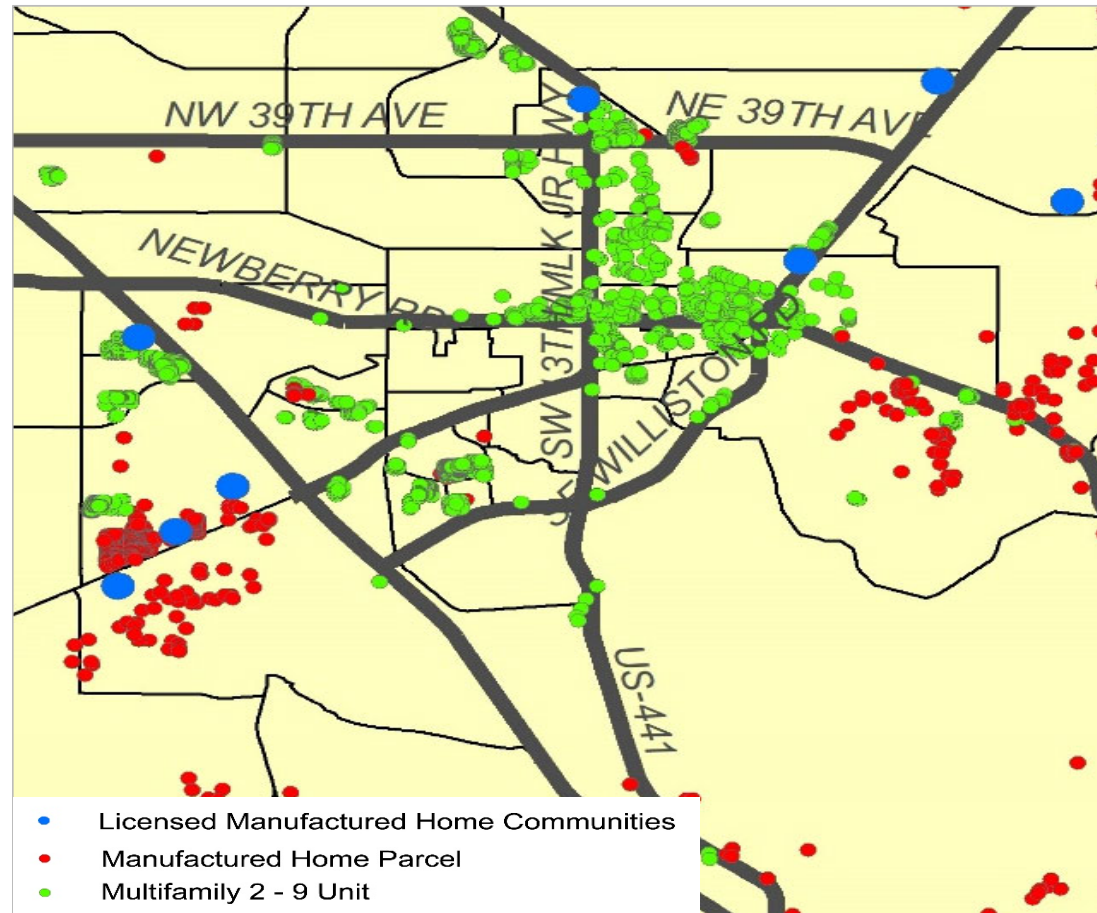
- Based on median wage for occupation
- Maximum rent = 30% of monthly salary
- Compared to HUD Fair Market Rent for 2-bedroom unit



Sources: Florida Agency for Workforce Innovation, 2017 Occupational Employment Statistics and Wages; U.S. Department of Housing and Urban Development, 2017 Fair Market Rents; U.S. Social Security Administration

Small multifamily buildings provide naturally occurring affordable housing in central locations.

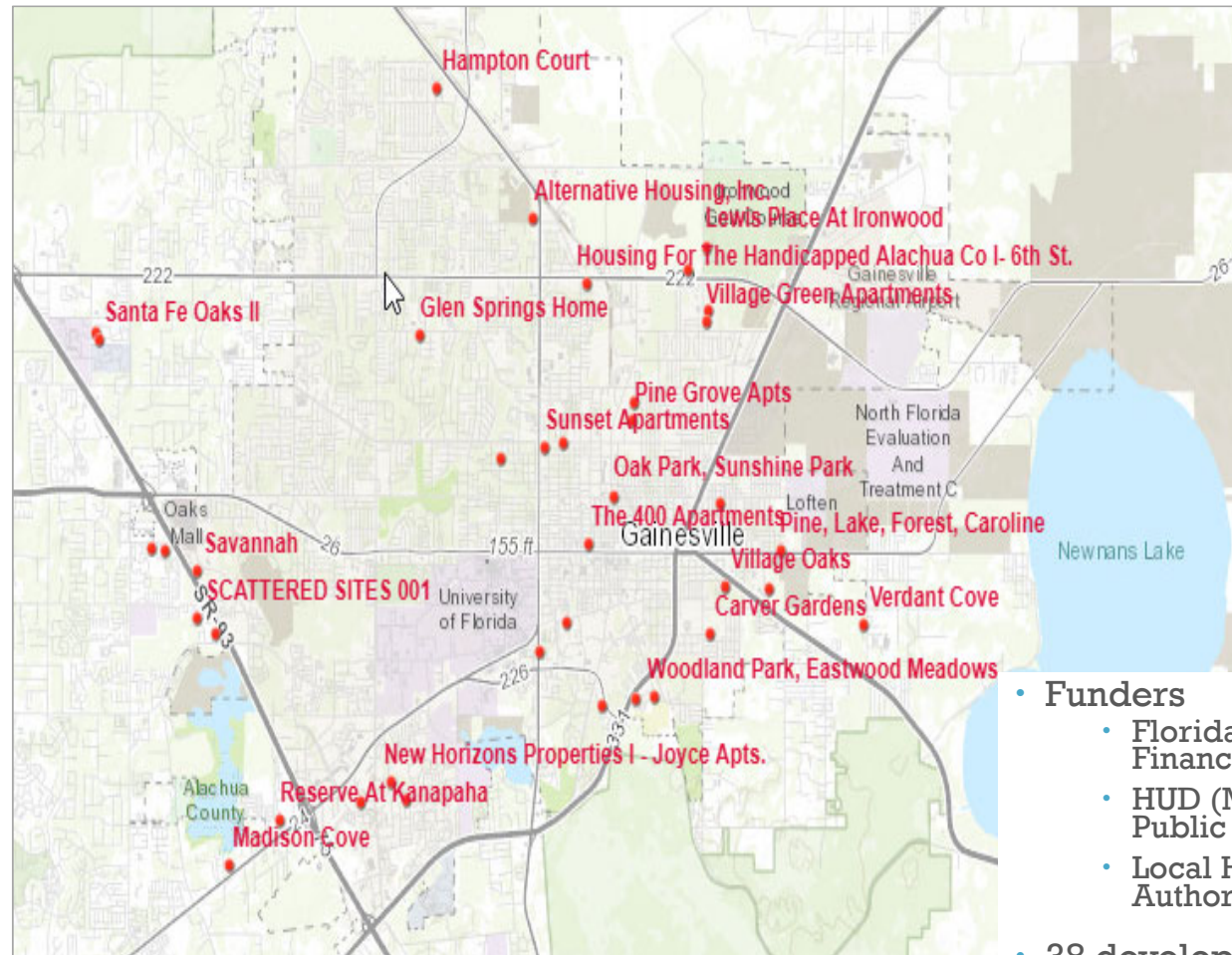
Shimberg data



- 1,620 2-9 unit properties, mostly duplexes
- Urban location
- Most built 1970-1989
- Lower value (average assessed value \$47/sf compared to \$70/sf for single family)

Assisted and Public Housing

Shimberg data



- Funders
 - Florida Housing Finance Corporation
 - HUD (Multifamily and Public Housing)
 - Local Housing Finance Authority
- 38 developments
- 3,403 affordable units



Shimberg data

Assisted Housing: Need for Preservation

- 7 developments with 697 affordable units lost since 1999
 - Expiring subsidies
 - Deterioration & default
- Older properties in the current inventory may need preservation
 - 11 developments, 481 units
 - Built before 1989
 - No additional capital subsidies in last 20 years

Property Values

TRULIA RESEARCH | AFFORDABILITY

There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values

Property Values
Trulia/HUD

There *Doesn't* Go The Neighborhood



Property Values

Furman Center of New York University



THE CENTER FOR HOUSING POLICY

INSIGHTS

from Housing
Policy Research

“Don’t Put it Here!”

Does Affordable Housing Cause Nearby Property Values to Decline?

Is There Consensus in the Research?

Numerous studies have been conducted to examine the impacts of affordable housing on property values in a wide variety of circumstances. Fortunately, several researchers have surveyed the landscape, inventorying and taking a critical look at the body of work that has accumulated over the past several decades. This policy brief distills the conclusions of four of these literature surveys: two produced by civic groups and two carried out by academics and published in peer-reviewed academic journals.

To “summarize the summaries” — the vast majority of studies have found that affordable housing does not depress neighboring property values, and may even raise them in some cases. Overall, the research suggests that neighbors should have little to fear from the type of attractive and modestly sized developments that constitute the bulk of newly produced affordable housing today.



Gentrification

NYU
Furman
Center



NYU
Furman
Center

Advancing research and debate
on housing, neighborhoods,
and urban policy

School of Law
Wagner School of Public Service

OCTOBER 2016

Gentrification Response:

A Survey of Strategies to Maintain Neighborhood Economic Diversity



Creating and Preserving Affordable Housing in Gentrifying Areas



Strategy 1: Use of City Owned Land

- a) Ground Leases: long-term leases of city-owned land that include an affordability requirement.
- b) Mechanisms to Restrict Use after Sale: deed restrictions or agreements that limit the use of formerly city-owned land to affordable housing.
- c) Community Land Trusts: cooperatively owned entities that hold formerly city-owned land (and other land) in trust to maintain affordable homeownership or rental properties.

Strategy 2: Use of Other City Resources

- a) Housing Subsidies: the prioritized use of subsidies for new construction and preservation of housing in gentrifying areas.
- b) Property Tax Benefits: a property tax benefit for landlords who provide low-rent housing or for low-income homeowners facing sudden increases in property taxes.

Creating and Preserving Affordable Housing in Gentrifying Areas

Strategy 3: Harnessing the Market

- a) Inclusionary Zoning: a zoning bonus or requirement that results in the inclusion of affordable units in newly developed multifamily properties.
- b) Linkage Fees: a requirement for certain types of new development—often commercial—resulting in fees paid into an affordable housing trust fund.

Assisting Tenants at Risk of Displacement

Strategy 1: Regulating the Landlord/Tenant Relationship

- a) Rent Regulation: caps on the amount rent can be raised in the privately owned, unsubsidized housing stock. **(Currently prohibited by state law)**
- b) Other Regulations of Tenancy: strengthening tenants' rights, including limits on permissible eviction circumstances, requirement of longer-term leases, and/or creation of tenants' rights during sale of a unit.
- c) Anti-Harassment Laws: laws prohibiting harassing behavior and creation of affirmative enforcement mechanisms.
- d) Know and Enforce Your Rights Assistance: legal and organizing services for tenants, and wide and public dissemination of tenants' rights disclosures.



Assisting Tenants at Risk of Displacement

Strategy 2: Assistance for Households that Move

- a) Preferences for Subsidized Housing: preferences for available subsidized units for individuals vulnerable to displacement.
- b) Relocation Assistance and Regulation of Buyouts: payments to displaced tenants (either legal requirement or regulation of informal “buyouts”) and counseling services to help with apartment search and application process.
- c) Unified Tenant Screening Report: common application and criteria for rental units negotiated with landlords and tenants’ groups.

University of Illinois study

“The Impact of a Minimum Wage Increase on Housing Affordability in Illinois”

Key Findings:

- Increases to the minimum wage for low-income workers reduced the % of cost burdened home owners and renters.

Table 1.11: Change in Housing Cost Burdened Households

Min. Wage Increase to \$10/hr		Min Wage Increase to \$13/hr		Min. Wage Increase to \$15/hr	
Owners		Owners		Owners	
#	%*	#	%*	#	%*
-17,011	-5% (-1%)	-37,393	-7% (-1%)	-56,624	-8% (-2%)
Renters		Renters		Renters	
#	%*	#	%*	#	%*
-32,615	-10% (-2%)	-77,504	-17% (-5%)	-114,151	-21% (-5%)

*The first figure indicates the proportional change in cost burdened households among those with a worker affected by a minimum wage increase. The second figure indicates the overall proportional change in cost burdened households among all households in the state/region.

Durham, NC Marian Cheek Jackson Center



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The Northside Neighborhood Initiative & Land Bank

Thanks to the leadership of Northside neighbors and the collaboration and support of dozens of partners, the Northside Neighborhood Initiative strategies and our community land bank are working to bend the market towards justice. We have purchased our first 26 properties, welcomed 20 families and 32 children into Northside through these housing efforts, and implemented a set of community-first strategies that are preventing the displacement of long-term neighbors and preserving the future of these historic neighborhoods.


Click through the slide-deck below to see some of the successes to date, as well as the context for this work and strategies we are mobilizing alongside Northside and Pine Knolls neighbors. Please contact us with clarification or questions!

Contact Us

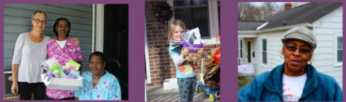
512 W. Rosemary St.
Chapel Hill NC 27516
(919) 960-1670
contact@jacksoncenterinfo

Search


Live Close, Live Connected, Live Proud
Northside Neighborhood Initiative



- 26 Properties acquired, 2 under contract
- 30 Affordable units created or in process with partners
- 49 Promise of Home Recipients in NS/PK/LB/TT
- 20 Families welcomed into new or newly renovated homes, including 32 children!
- 1st rise in African American Population since 1980















NNI: Success to Date



*Maroon house symbols represent landbank units.
**Blue markers represent Promise of Home recipients

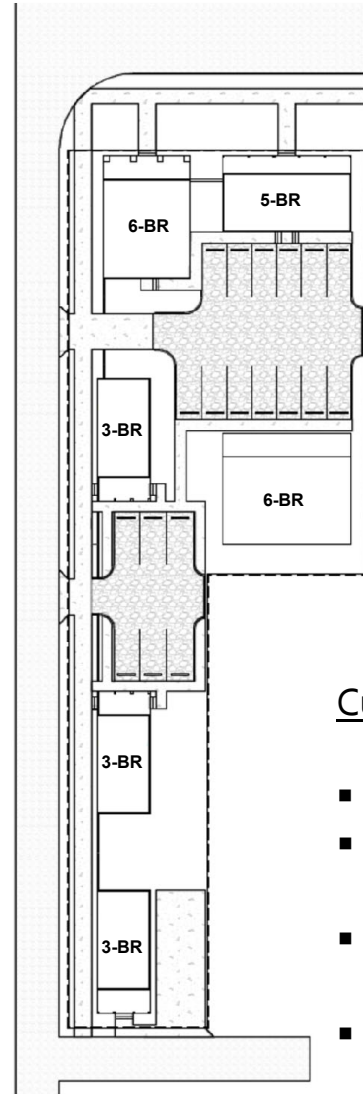
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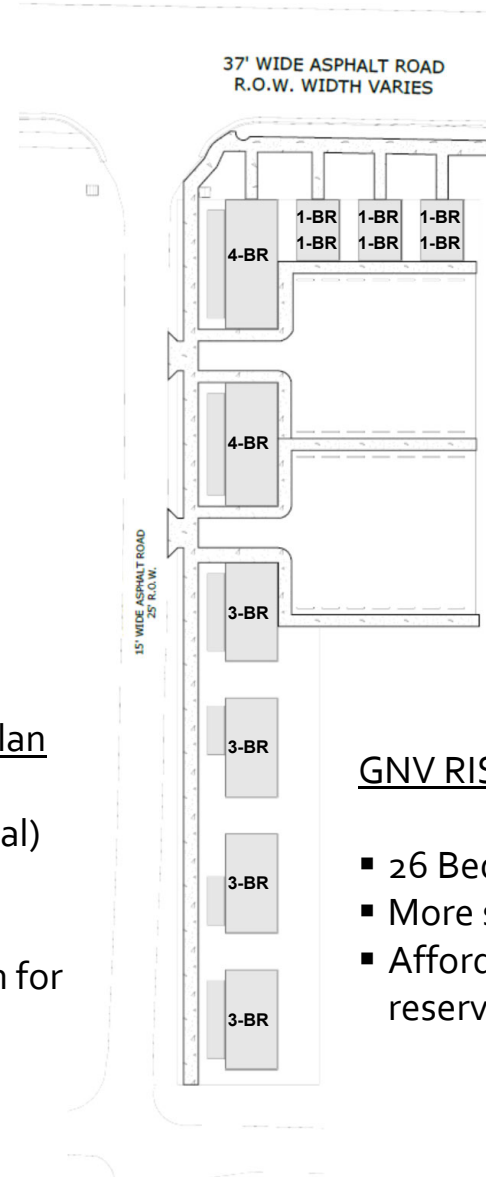
Sample layouts

GNV RISE layout



Current Code Site Plan

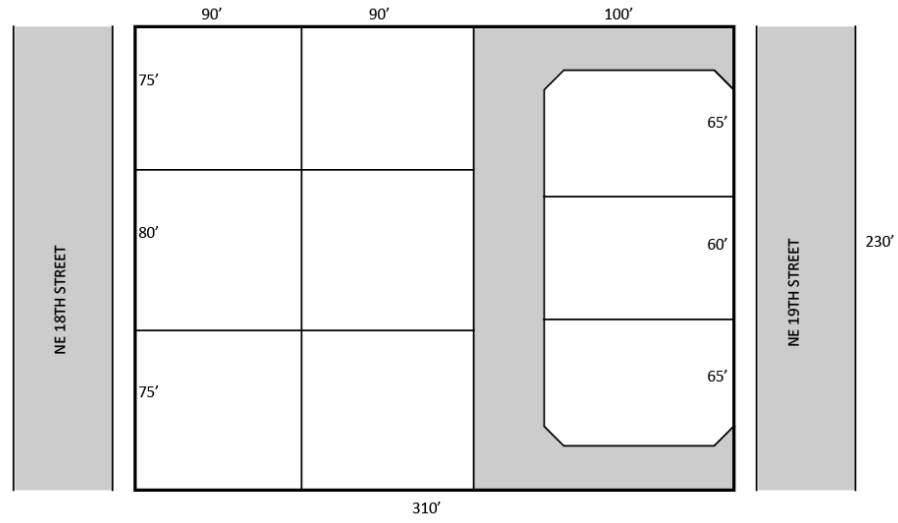
- 26 Bedrooms (Total)
- More 5 and 6 bed units
- Not enough depth for front porches
- No affordable housing



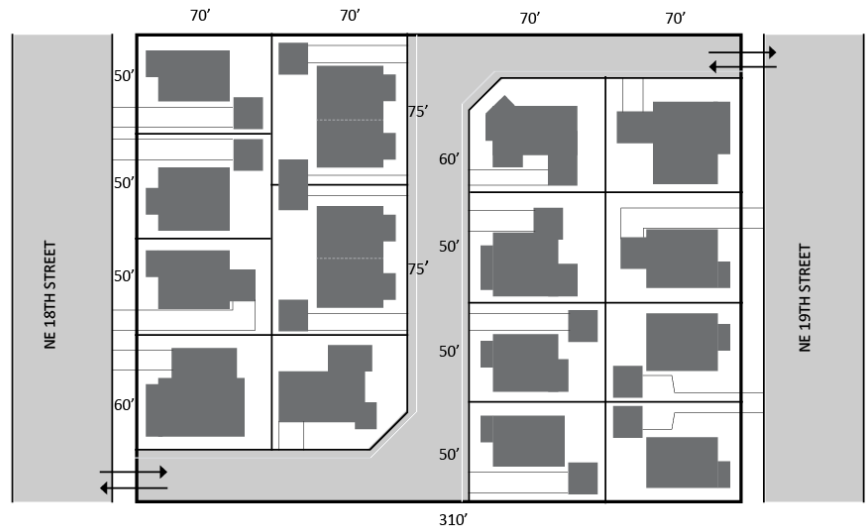
GNV RISE Site Plan

- 26 Bedrooms (Total)
- More smaller units
- Affordable housing reserved

GNV RISE layout



1.5 acre lot , RSF-3 zoning
Minimum lot size: 60'x90'
 9 single family lots created
 9 housing units gained

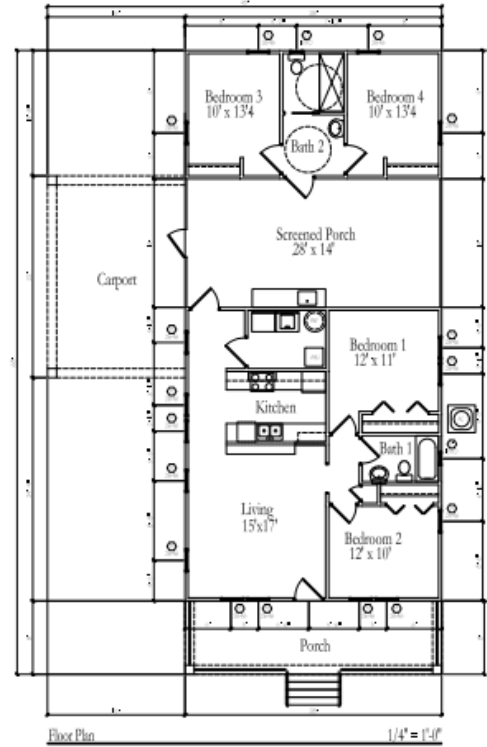


GNV RISE

1.5 acre lot , RSF-3 zoning
Flexible Lot Standards
 15 total lots created
 17 potential units
 2 lots with potential duplexes
 Minimum 12 points needed to gain lot flexibility (Area, Depth, Width)
 2-6 or 10% - 30% potential affordable housing units



GNV RISE layout



Area	Area

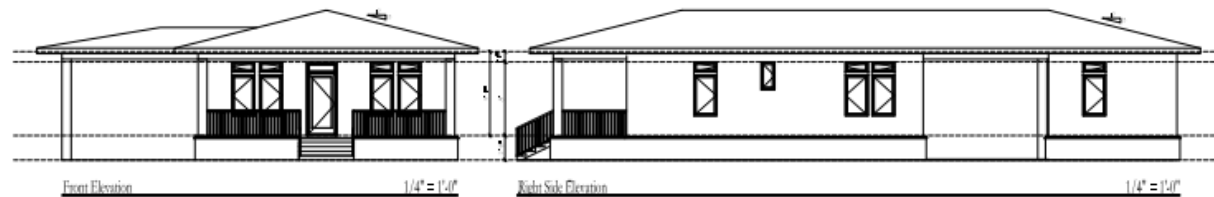
Window Schedule	Notes

Door Schedule

Door	Notes

Framing Notes
 See structural engineering & other load calculations (S.107 & S.210).
 Truss engineering by others.
 Use min (3) 2x10 headers for floor ponds.

Demand for the development of smaller affordable single family units in Gainesville (Actual Proposal)

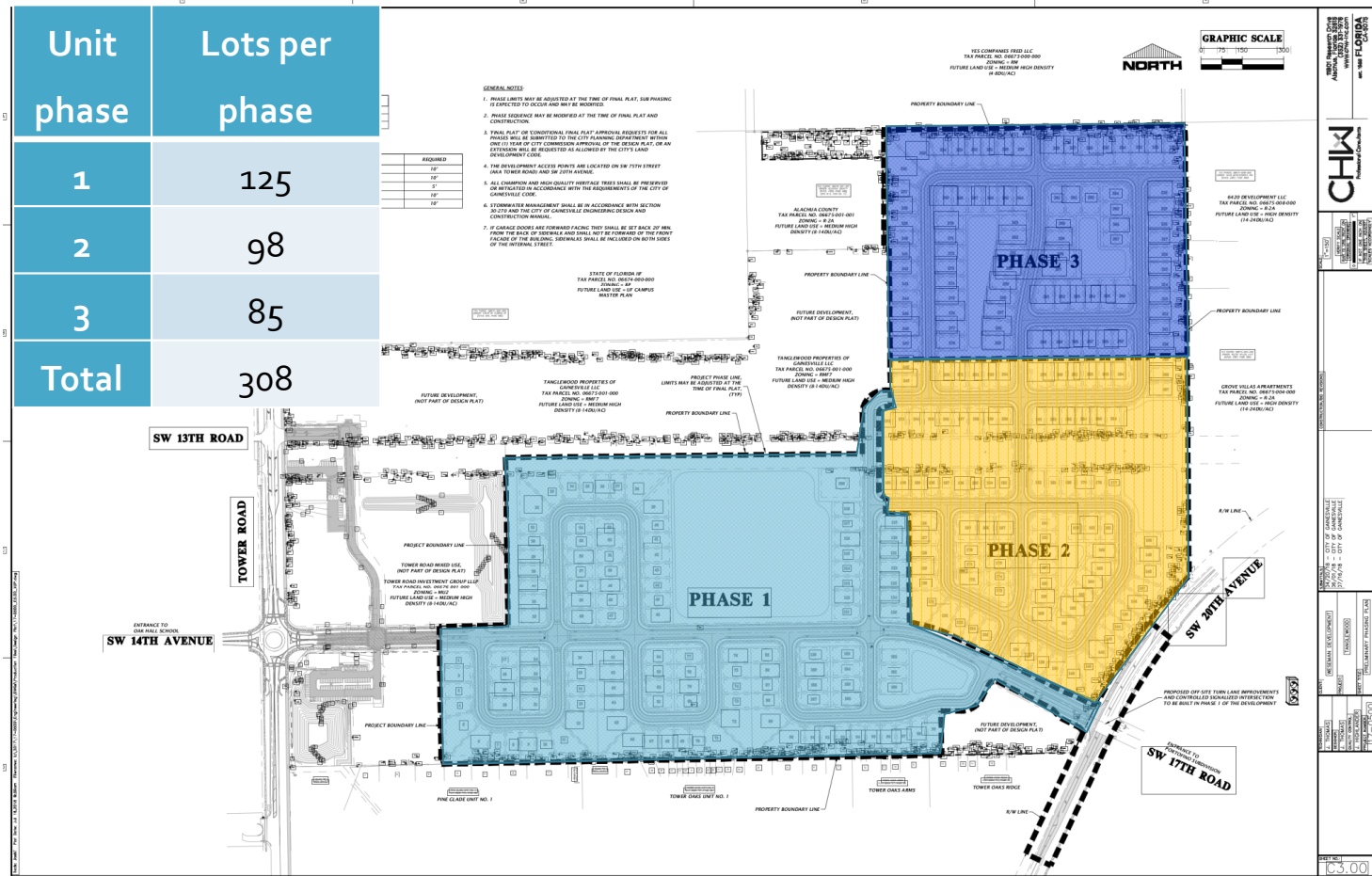


Tanglewood Cluster Subdivision

Unit phase	Lots per phase
1	125
2	98
3	85
Total	308

REQUIRED
10'
15'
3'
10'

- GENERAL NOTES**
1. PHASE LINES MAY BE ADJUSTED AT THE TIME OF FINAL PLAT, SUB PHASING IS EXPECTED TO OCCUR AND MAY BE REQUIRED.
 2. PHASE SEQUENCE MAY BE MODIFIED AT THE TIME OF FINAL PLAT AND CONSTRUCTION.
 3. FINAL PLAT, OR CONDITIONAL FINAL PLAT APPROVAL, REQUESTS FOR ALL PHASES WILL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT WITHIN ONE (1) YEAR OF CITY COMMISSION APPROVAL OF THE DESIGN PLAT, OR AN EXTENSION WILL BE REQUESTED AS ALLOWED BY THE CITY LAND DEVELOPMENT CODE.
 4. THE DEVELOPMENT ACCESS POINTS ARE LOCATED ON SW 77TH STREET (AREA TOWER ROAD) AND SW 24TH AVENUE.
 5. ALL CONSTRUCTION AND HIGH-DENSITY SERVICES SHALL BE PROVIDED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GAINESVILLE.
 6. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH SECTION 90.25 AND THE CITY OF GAINESVILLE ENGINEERING DESIGN AND CONSTRUCTION MANUAL.
 7. IF CANALS CROSS ANY FORWARD FACING THEY SHALL BE SET BACK 10' FROM THE BACK OF SIDEWALK AND SHALL NOT BE FORWARD OF THE FRONT FACEDGE OF THE BUILDING. SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE INTERNAL STREET.



CHIXI
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 WWW.CHIXIENGINEERING.COM

PROJECT: TANGLEWOOD CLUSTER SUBDIVISION
 SHEET: 180199-01
 DATE: 07/14/18
 SCALE: AS SHOWN
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PRICE: \$3.00

Comp Plan Amendment

Amendment:

Policy 1.1.7 The Land Development Code must include regulations that incentivize the provision of affordable housing by providing density bonus allowances, which may allow densities that exceed the maximum limit of units/acre established in Policy 4.1.1. In lieu of regulating density by units/acre, such incentive provisions may regulate density through building form (such as height and lot coverage) for multi-family or mixed-use buildings or through the allowance of additional lots within subdivisions.



Comp Plan Amendment

Amendment:

Single-Family (up to 8 units per acre)

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. Land development regulations shall provide criteria for the siting and design of other housing forms such as bungalow courts, accessory dwelling units, attached single-family, live/work units, and similar compatible residential housing types. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

Comp Plan Amendment

Amendment:

Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, live/work units and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Recommendation

- Transmit the proposed Comprehensive Plan amendments to the Department of Economic Opportunity