

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

ORDINANCE NO. 060017
0-06-55

An ordinance of the City of Gainesville, Florida, amending the Land Development Code, relating to compound uses in the OF (General office) district; amending section 30-23, adding to the definition of compound use as a use allowed by right in the OF (general office) zoning district; amending section 30-59, adding compound uses as a use by right and adding residential uses up to 20 units per acre in the Office (OR and OF) districts; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, notice was given and publication made as required by law and a public hearing was then held by the City Plan Board on April 20, 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 to be held in the City Commission Auditorium, City Hall, City of Gainesville; and

WHEREAS, notice has also been given by mail to the owners whose property will be regulated by the adoption of this Ordinance, at least 15 days prior to the date set for a public hearing on this ordinance; and

WHEREAS, the public hearings were held pursuant to the published notice described above, 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:

1 **Section 1.** In section 30-23, City of Gainesville Land Development Code, the
 2 following definition of “Compound use” is amended (no change to remaining terms or
 3 definitions):

4 **Section 30-23. Definitions**

5 *Compound use* means the use of any land or building for both residential and non-residential
 6 uses in a zoning district that allows those residential and non-residential uses in a particular
 7 zoning district for both a residential use and a nonresidential use permitted in such district,
 8 either of which may be the principal use.

9 **Section 2.** Subsection (e) of section 30-59, City of Gainesville Land Development
 10 Code, is amended to read as follows:

11 **Sec. 30-59. Office districts (OR and OF).**

12 (e) *Permitted uses, OF (general office district).*

13

SIC	Use	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted use	
	<u>Compound uses</u>	
	Correspondence schools	
	Day care center	In accordance with article VI
	Newspaper establishments excluding on-site printing or warehouse facilities	
	Personal fitting and sale of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Professional schools	Cannot be located adjacent to property designated for single family on the future land use map of the comprehensive plan

	Public services vehicles	In accordance with article VI
	<u>Residential uses up to 20 units per acre</u>	
	Sales offices without warehousing, showrooms or retail space	
	Exercise studio	Only in an enclosed building
GN-074	Veterinary services	In accordance with article VI
GN-078	Landscape and horticultural services	Offices only, outdoor storage prohibited
MG-15	Building construction - General contractors and operative builders	Offices only
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
MG-48	Communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-591	Drug stores and proprietary stores	Only when accessory to and in the same building as health services or offices of physicians, dentists and other health practitioners
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Funeral services and crematories (GN-726) provided the requirements of article VI are met
MG-73	Business services	Excluding heavy construction equipment and leasing (IN-7353) and disinfecting and pest control services (IN-7342)
GN-801 through 805	Health services	Nursing and intermediate care facilities in accordance with article VI
GN-807 through 809	Medical and dental laboratories, home health care services and	Excluding blood banks (see uses by special use permit)

	miscellaneous health and allied services not elsewhere classified	
MG-81	Legal services	
GN-839	Social services not elsewhere classified	
MG-86	Membership organization	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting, research, management and related services	Excluding IN-8734, testing laboratories, and IN-8744, facility support management services
MG-94, 95 and 96	Public administration	
	USES BY SPECIAL USE PERMIT	
	Bed and breakfast establishment	In accordance with article VI
	Blood banks	Must have a two acre minimum lot size
	Food distribution center for the needy	In accordance with article VI
	Private schools	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Retransmission and microwave towers	Accessory transmission at heights higher than 100 feet in accordance with article VI
GN-832	Individual and family social services during daylight hours only	Excluding adult day care centers, multi-service centers (neighborhood), temporary relief services, social service centers (e.g., Salvation Army, etc.) and youth centers

1
2
3
4
5

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.

1 **Section 4.** If any section, sentence, clause or phrase of this ordinance is held to be
2 invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in
3 no way affect the validity of the remaining portions of this ordinance.

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


6 **Section 5.** This ordinance shall become effective immediately upon final adoption.

7 **PASSED AND ADOPTED** this 10th day of July, 2006.
8
9

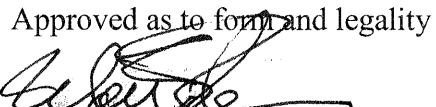
10
11
12
13
14
15
16
17
18
19
20



PEGEEN HANRAHAN,
MAYOR

ATTEST:


KURT M. LANNON
CLERK OF THE COMMISSION

Approved as to form and legality


MARION J. RADSON
CITY ATTORNEY
JUL 11 2006

21 This Ordinance passed on first reading this 26th day of June, 2006.
22 This Ordinance passed on second reading this 10th day of July, 2006.