



Planning and Development Services

Land Development Code Update

City Commission Workshop
February 25, 2015

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AGENDA

- INTRODUCTION
- WHY UPDATE THE CODE?
- IMPROVEMENTS TO THE CODE
- HOW HAS THE CODE EVOLVED BASED ON PUBLIC INPUT?
- MOVING FORWARD

WHY UPDATE THE CODE?

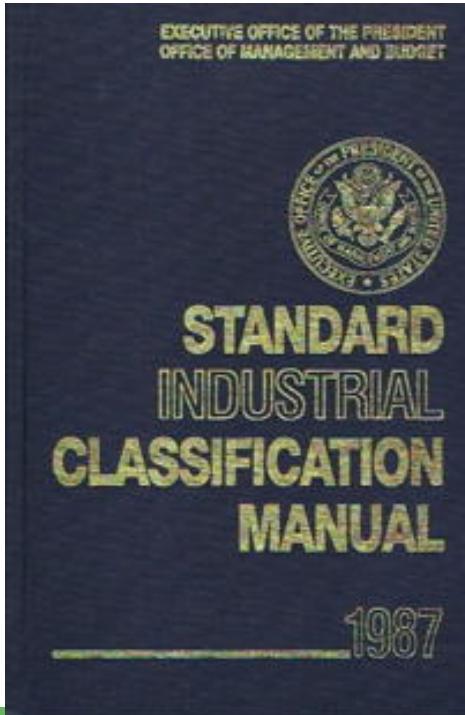
- 1) 23 years since the last comprehensive update of the Code. Why is this important?
 - Changing development patterns
 - Changing market and demographic conditions
 - Multiple Special Area Plans (SAPs)
 - Annexations
 - New and innovative uses

WHY UPDATE THE CODE?

- 2) Because the code has been amended over time to respond to different conditions or situations, many sections of code, particularly the Special Area Plans lack consistency.
- Examples:
 - Build-to lines: Setbacks and build-to lines vary between SAPs. There are also 3 different ways to measure build-to lines
 - Windows: There are at least 3 different ways to measure the required % of windows on a building
 - Definitions: There are at least 3 different definitions for a parking garage

WHY UPDATE THE CODE?

3) Code consistency and ability to adapt to new development trends, new technologies, new uses, and a changing market.



260		STANDARD INDUSTRIAL CLASSIFICATION		MANUFACTURING	
Industry Group No.	Industry No.	Industry Group No.	Industry No.	Industry Group No.	Industry No.
395					
		PENS, PENCILS, AND OTHER ARTISTS' MATERIALS—Con.		COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS NOTIONS, EXCEPT PRECIOUS METAL—Con.	
3953		Marking Device		Fasteners, Buttons, Needles, and Pins—Con.	
		Establishments primarily engaged in manufacturing rubber and metal hand-stamps, dies, and seals; steel letters and figures; and stencils for use in painting or marking. Establishments primarily engaged in manufacturing felt tip markers are classified in Industry 3951.		COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS NOTIONS, EXCEPT PRECIOUS METAL—Con.	
		Dies, hand marking devices, metal		Buttons, except precious metal	
		Pens, pencils, stencils, and brands		Precious or semiprecious stones	
		Iron, marking or branding		Gold, silver, and other precious metal	
		Letters, numbers, and figures, metal		Precious or semiprecious stones	
		Numbering stamp, with rubber type		Cylinders, metal, for clothing, fabric, boxes, and containers	
		Leather		Buttons, metal	
		Pads,inking and stamping		Footwear, glove, slide, snap, and tool, and other	
		Paper stencils		Hair curlers, except equipment designed for equipment use	
3955		Carbon Paper and Inked Ribbons		Buttons, except precious metal	
		Establishments primarily engaged in manufacturing carbon paper; spirit or gelatin process and other stencil paper; and inked or carbon ribbons for business machines.		Precious or semiprecious stones	
		Carbon paper		Gold, silver, and other precious metal	
		Ribbons, e.g., typewriter, adding machine, cash register		Precious or semiprecious stones	
396		COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS NOTIONS, EXCEPT PRECIOUS METAL		Buttons, metal	
3961		Costume Jewelry and Costume Novelties, Except Precious Metal		Buttons, metal	
		Establishments primarily engaged in manufacturing costume jewelry, costume novelties, and ornaments made of all materials, except precious metal, precious or semiprecious stones, and rolled goldplate and gold-filled materials. Establishments primarily engaged in manufacturing jewelry of precious and semiprecious metal are classified in 3911; those manufacturing leather compacts and vanity cases are classified in Industry 3172; and those manufacturing synthetic stones for gem stone and industrial use are classified in Industry 3299.		Buttons, metal	
		Compacts, except precious metal and solid leather		Buttons, metal	
		Costume jewelry, except precious metal and precious or semiprecious stones		Buttons, gold-plated wire	
		Cuff links, bracelets, and other costume jewelry, except precious metal and gem		Buttons and other small religious articles, except precious metal	
		Novelties, costume, except precious metal and gem		Vanity cases, leather, metal, and leather	
		Ornaments, costume, except precious metal and gem		Watchbands, base metal	
3965		Fasteners, Buttons, Needles, and Pins		Pearls, artificial	
		Establishments primarily engaged in manufacturing notions, such as slide and snap fasteners and zippers, machine and hand needles, pins, hooks and eyes, buckles, buttons, button parts, and button blanks. Establishments primarily engaged in manufacturing these products from precious metals or from precious or semiprecious stones are classified in Industry 3911.		Buttons, gold-plated wire	
		Buckle blanks and needles		Buttons and other small religious articles, except precious metal	
		Buckles and buckle parts, except shoe		Vanity cases, leather, metal, and leather	
		Buttons		Watchbands, base metal	
		Buttons backs and parts		Buttons, metal	
		Buckle blanks and needles		Buttons, metal	
		Buckles and buckle parts, except shoe		Buttons, gold-plated wire	
		Buttons		Buttons and other small religious articles, except precious metal	
		Buttons, except precious metal and precious or semiprecious stones		Vanity cases, leather, metal, and leather	
3995		Burial Caskets		Watchbands, base metal	
		Establishments primarily engaged in manufacturing burial caskets and cases, including shipping cases, of wood or other material except concrete.		Buttons, metal	
		Burial cases, metal and wood		Burial vaults, fiberglass	
		Burial vaults, metal		Caskets, metal and wood	
3996		Linoleum, Asphalted-Felt-Base, and Other Hard Surface Floor Coverings, Not Elsewhere Classified		Burial vaults, metal	
		Establishments primarily engaged in manufacturing linoleum, asphalted-felt-base, and other hard surface floor coverings, not elsewhere classified. Establishments primarily engaged in manufacturing rubber floor coverings are		Burial vaults, metal	

WHY UPDATE THE CODE?

Alignment with the Gainesville Small Business Growth Task Force Recommendations

- **Simplicity**
 - Replicate the Innovation Square zoning model (Urban Mixed Use-2 zoning)
- **Consistency**
 - Standardize regulations and create a transparent regulatory framework
- **Affordability**
 - Eliminate regulations which have been impediments to redevelopment
- **Efficiency**
 - Create an efficient development review process

GOALS

- Improve the development review approval process
- Make the code easier to use and more transparent
- Provide more flexibility
- Support for economic and small business development
- Enhance protections for neighborhoods

PROPOSED LAND DEVELOPMENT CODE

■ Transparency:

- Removal of several Special Area Plans
 - Reducing the layers of regulation
 - Eliminating Appendix A
- Consolidate common elements of the Special Area Plans and standardize these elements for consistency
 - Reduce confusion and conflicts between regulations
 - Create consistent standards for the same requirements wherever you are in the City
- Convert long lists of uses and dimensional standards for each zoning district into consolidated tables
 - Reduce the need to “hunt down” requirements in multiple places in the code
 - Easier to compare the permitted uses, setbacks, etc. among multiple zoning districts on one page

	See section	T-3	T-4		T-5	T-6
			R	T		
Community residential homes (up to 6 residents)	30-6.38	P	P	P	-	-
Community residential homes (more than 6 residents)	30-6.38	-	-	P	P	P
Family child care home	30-6.41	P	P	P	P	-
Group housing (small)	30-6.47	-	P	P	P	-
Group housing (large)	30-6.47	-	-	P	P	P
NON-RESIDENTIAL						
Alcoholic beverage establishment	30-6.33 30-6.10	-	-	P(1)	P	P
Assisted living facility		-	-	P	P	P
Automotive services, limited	30-6.35	-	-	-	P	-
Bed & Breakfast establishments	30-6.36	-	S	P	P	-
Business services		-	-	P(2)	P	P
Car wash facilities	30-6.37	-	-	-	P	-
Civic, social & fraternal organizations		S	P	P	P	P
Day care center	30-6.39	-	S	P	P	P
Drive-through facility	30-6.40	-	-	-	P	P
Emergency shelter		-	-	-	P	P
Equipment rental and leasing, light		-	-	-	P	P
Farmers market		-	-	-	P	P
Food distribution for the needy	30-6.43	-	-	-	S	S
Funeral homes and crematories	30-6.45	-	-	-	P	P
Gasoline/alternative fuel station	30-6.46	-	-	-	P	-
Health services		-	-	-	P	P
Hotel		-	-	S	P	P
Industrial, light	30-6.49	-	-	-	P	P
Itinerant food vendor	Ch. 19, Art. IV	-	-	-	P	P
Laboratory, medical & dental		-	-	-	P	P
Library		-	-	S	P	P
Liquor store		-	-	-	P	P
Mini-warehouse/self-storage	30-6.51	-	-	-	P	P
Museums and art galleries		-	-	P(2)	P	P
Nursing home		-	-	-	P	P
Office		-	-	P(2)	P	P
Office, Medical & dental		-	-	P(1)	P	P
Parking, surface (principal use)	30-6.54	-	-	-	-	S
Parking, structured (principal use)	30-5.18.B 30-6.65	-	-	P	P	P
Passenger transit station		-	-	-	P	P
Personal services		-	-	P(2)	P	P
Places of religious assembly	30-6.55	S	P	P	P	P
Public administration buildings		-	S	S	P	P
Public parks	30-6.56	S	S	P	P	P
Recreation, indoor		-	-	-	P	P

ZONING USE TABLES^{140720A}

- Consolidates tables for comparison among zoning districts

PROPOSED LAND DEVELOPMENT CODE

■ Transparency:

- Move regulations for drive-throughs and gas stations from the **Comprehensive Plan** into the LDC
 - Consolidating development standards into one document (LDC)
- Reduce the need for **Special Use Permits** for these uses with consistent and standardized development criteria
 - Streamline auto-oriented use approval process
 - Reduce the additional administration time and cost to the applicant for obtaining a **SUP** when the development standards are met

PROPOSED LAND DEVELOPMENT CODE

- **Economic development:**
 - Remove standards which have proven to be impediments to development
 - 2-story minimum requirement for new development
 - Inconsistency in regulations between Special Area Plans
 - Outdated restrictions on sign materials (College Park)
 - Remove Special Area Plan restrictions on certain uses
 - Drive-throughs (College Park, SW 13th Street, University Heights)
 - Gas stations (College Park, University Heights, Traditional City, SEGRI)

PROPOSED LAND DEVELOPMENT CODE

- Economic development:
 - Reduce the number of uses needing SUPs
 - Common development standards in lieu of an extra approval process
 - Standardized regulations (build-to lines, glazing, definitions, etc.)
 - Consistent application of the development standards
 - Less uncertainty for applicants
 - Removes detailed requirements for building design, materials
 - Ex: *“Lapped board siding shall be individual pieces. Shingles shall not exceed 6 inches to the weather. Board and batten shall be individual pieces running alternately.”* -(College Park SAP)

PROPOSED LAND DEVELOPMENT CODE

- **Economic development:**
 - Simplified regulation of uses (SIC and NAICS codes)
 - Less rigidity by eliminating reliance on SIC Industry codes
 - More flexibility for small businesses to locate within the City
 - Consolidated and standardized development modification standards
 - Applicants can request limited administrative modifications to development standards

PROPOSED LAND DEVELOPMENT CODE

■ Process improvements:

- Provide for more administrative review of projects that meet Code
 - If a development plan meets Code without needing to request modifications to development standards, the plan may be approved without needing Development Review Board approval
- Provide clearer criteria for Special Use Permits
 - Replacing outdated SUP criteria language to provide better direction for staff, the Plan Board, and clearer guidance to the applicant when reviewing SUPs
- Shift the responsibilities of the Board of Adjustment to the Development Review Board
 - “One stop shop” approach where applicants can come to one board for both development modifications and variances
 - Streamlining the variance process and reducing administration

PROPOSED LAND DEVELOPMENT CODE

- **Flexibility:**
 - Includes built-in flexibility (e.g. range for street setback)
 - Example: Front setback: 15' (existing) vs. 12'-17' (proposed)
 - Does not require mix of uses but provides for options
 - College Park SAP requires a mix of uses and dictates which uses can occur on certain floors
 - Proposed Code includes non-residential uses as options but not requirements
 - Provides a process to allow the expansion and reinvestment of non-conforming uses
 - Current Code strictly limits existing non-conforming uses (minor decorative, functional or safety improvements)
 - Proposed code would allow for non-conforming uses to expand up to 50% when located along arterials and away from single-family residential

PROPOSED LAND DEVELOPMENT CODE

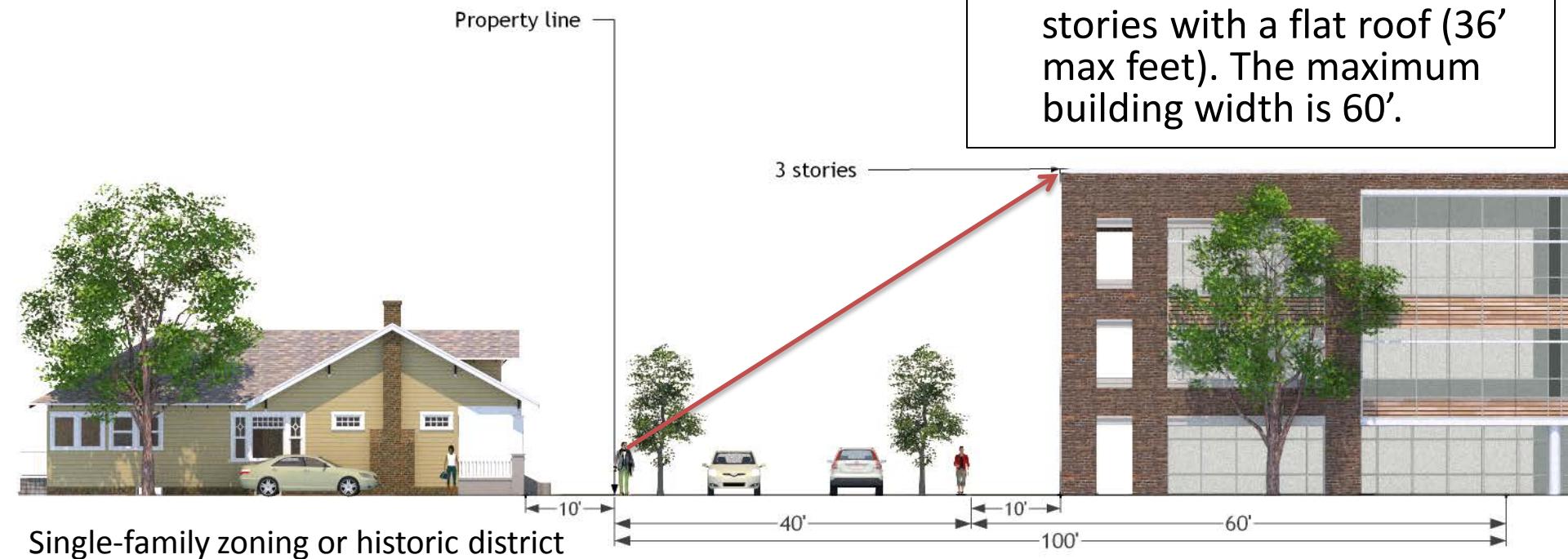
- **Flexibility:**
 - Removes prohibitions of certain uses currently barred in existing Special Area Plans
 - Expanded flexibility for locating auto-oriented uses, light manufacturing/assembly/fabrication, and restaurants and retail in Office zoning districts.
 - Removing minimum parking standards in certain areas

PROPOSED LAND DEVELOPMENT CODE

- Neighborhood protection:
 - Create transition zoning districts to provide for compatibility with adjacent residential areas
 - Office/Residential district (T-4 OR)
 - Urban Corridor district (T-4 C)
 - Establish a height and development compatibility standard for projects adjacent to single-family residential zoning and historic districts
 - Compatibility standard provides a consistent, transparent, and measurable criteria
 - Currently there are no equivalent height protections for single family or historic districts in the Code

HEIGHT COMPATIBILITY

- **Compatibility Standard:**
- Within 100' of SF or Historic District, building heights are limited to 2.5 stories or 3 stories with a flat roof (36' max feet). The maximum building width is 60'.



PROPOSED LAND DEVELOPMENT CODE

- Neighborhood protection:
 - Establish a bedrooms to units multiplier within the UF Context Area
 - Provide more transparency for the public regarding the intensity and neighborhood impacts of multi-family developments

HOW HAS THE CODE EVOLVED?

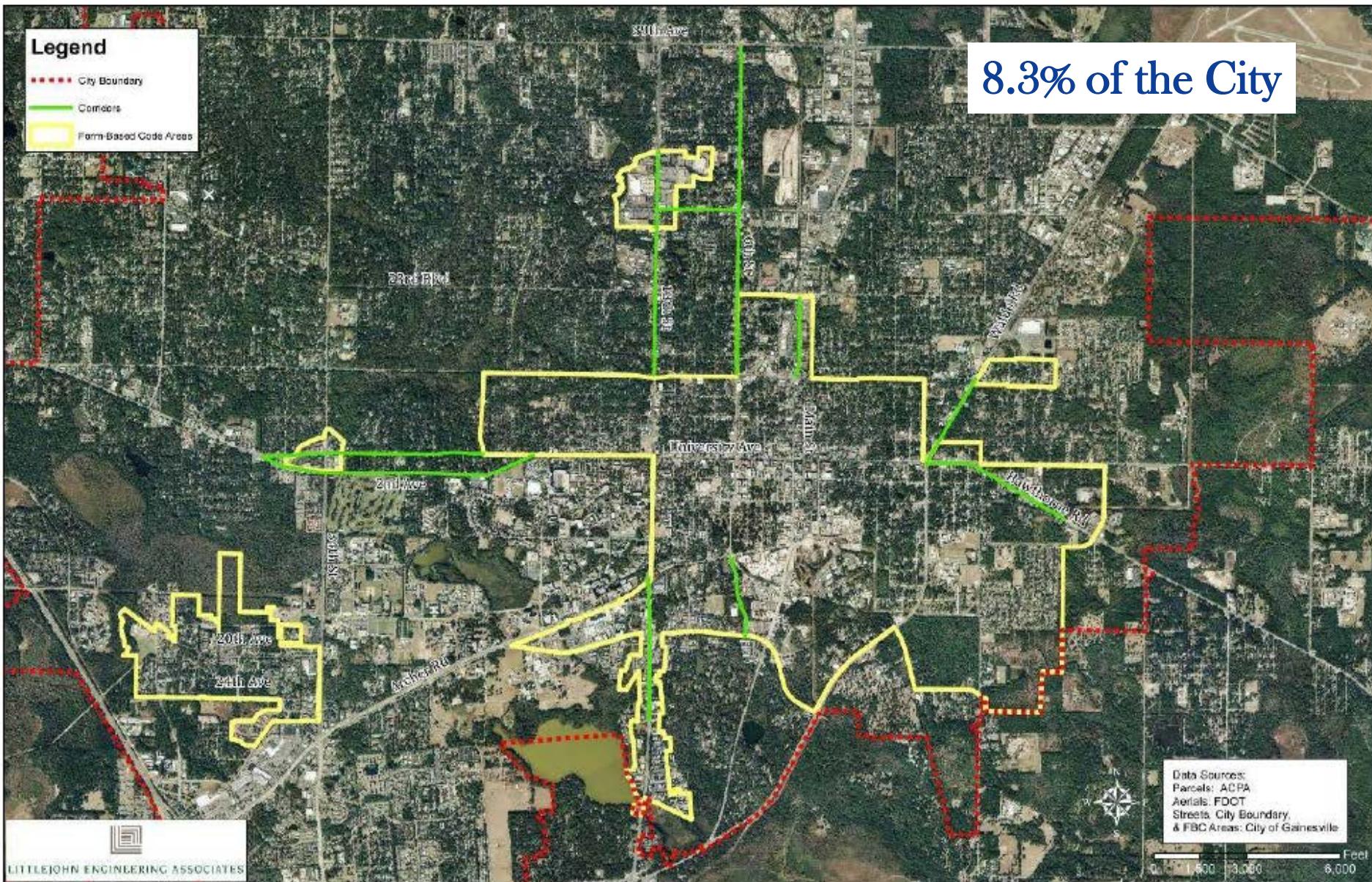
COMMISSION DIRECTION on January 5, 2012:

ORIGINAL SCOPE OF SERVICES

“Prepare an update to, and incorporate form-based code principles into, the City’s Land Development Code” and identify:

1. Areas appropriate for form-based code
2. Special Area Plans that will be replaced
3. Parts of Land Development Code that should be integrated into final product

ORIGINAL STUDY AREA



STAKEHOLDERS MEETINGS

- Initial Stakeholders Interviews 2/29/12; 3/28/12
- Public Workshops on FBC 3/28/12; 4/17/12
- Chamber of Commerce Meeting 10/22/12; 3/4/14; 6/20/14
- BANCF Meeting 10/22/12
- CPB/DRB Presentation 11/6/12
- General Neighborhoods Meeting 11/13/12
- UF/Innovation Square Meeting 11/15/12
- UPNA Neighborhood Meeting 12/4/12
- HPB Presentation 1/8/13
- CPB/DRB Joint Workshop 6/17/13
- GACAR Presentation and Review 7/1/13
- BANCF Presentation and Review 9/4/13
- UPNA Follow-up Meeting 10/8/13
- FBC Beta Testing Workshops 8/22/13; 11/14/13
- AIA Meeting 3/20/14

NEIGHBORHOOD WORKSHOPS

T-6 (Urban Core)

February 18th

T-5 (Urban Mixed Use High-Intensity)

February 25th

T-4R (Urban Residential Low-Density)

March 5th

T-3 (Single-Family Residential)

March 12th

T-4T (Residential Mixed-Use Transition)

March 19th

T-4M (Urban Mixed-Use)

March 26th

FOLLOW-UP NEIGHBORHOOD MEETINGS

• Golfview	3/16/14
• Oak Park	3/26/14
• College Park/University Heights District	4/1/14
• SW 13 th Street	4/5/14; 5/15/14
• West Univ. Ave and SW 2 nd Ave Area	4/9/14
• Lake Meta/Hidden Lake	4/10/14
• Porters	4/15/14
• Oakview	4/16/14
• Pleasant Street	4/21/14
• Duckpond	4/22/14
• West of College Park	4/23/14
• Southeast Historic District	4/29/14
• Northeast Neighbors	4/29/14
• Stephen Foster	4/30/14
• Grove Street	5/20/14; 7/23; 8/25

CITY PLAN BOARD HEARINGS

- Plan Board workshop 1/30/14
- Plan Board meeting 5/6/14
- Plan Board meeting 5/7/14
- Plan Board meeting 5/22/14
- Plan Board meeting 6/18/14
- Plan Board meeting 6/26/14
- Plan Board walking tour 7/23/14
- Plan Board meeting 7/31/14
- Plan Board meeting 8/28/14
- Plan Board meeting 10/23/14
- Plan Board meeting 12/3/14

REVISIONS TO THE PROPOSED ZONING MAP

- Removed single-family and similarly situated neighborhoods from the zoning changes
 - Duckpond
 - Porters
 - Oak Park
 - Lake Meta
 - Pleasant Street
- Removal of area west of College Park
- Removal of area between W. University and SW 2nd Ave
- Reduce proposed zoning in multiple areas to better match existing zoning districts
- Removal of S.E. 4th Street and S. Main St. industrial areas

REVISIONS TO THE PROPOSED ZONING MAP

- Developed Urban Office/Residential district (T-4OR) and assigned to the map
- Developed lower intensity mixed use district (T-4M1) and assigned to the map
- Developed a transitional zoning district for certain corridors
- Expansion of Urban Core district (T-6) into Innovation Square
- Reduced the original proposal for the Grove Street and Pleasant Street neighborhoods to provide more protections for single-family areas

REVISIONS TO THE PROPOSED ZONING MAP

- Revisions to the proposed zoning for the SW 13th Street and Waldo Rd areas to account for existing uses and intensities and encourage redevelopment opportunities
- Revision to the zoning of a property on NW 5th Avenue in College Park area across from United Church of Gainesville
- Removed Kennedy Homes site from the proposed zoning map based on CRA feedback from neighborhood meetings

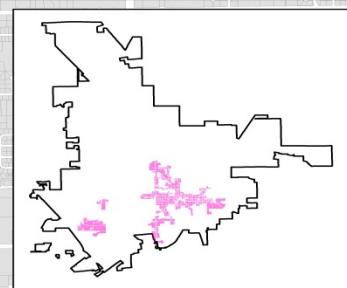
PROPOSED ZONING MAP

Proposed Area for Zoning Changes
for Land Development Code Update

University of Florida

Proposed Zoning Map
(5.1% of City land area)

Legend	
Proposed Zoning Districts	
T-4 (R): Urban Residential Low Density	
T-4 (OR): Urban Office/Residential	
T-4 (M1): Urban Mixed-Use 1	
T-4 (M2): Urban Mixed-Use 2	
T-4 (C): Mixed-Use Urban Corridor	
T-5: Urban Mixed-Use High Intensity	
T-6: Urban Core	
Proposed Street Types	
Urban Street 1	
Urban Street 2	
Urban Street 3	
Urban Throughway	



This Map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location.
The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.
For specific information, you are directed to contact the City of Gainesville Planning and Development Services Department.

MOVING FORWARD

- March 30th City Commission public hearing:
 - Four separate petitions
 - Comprehensive Plan changes
 - New land development code changes
 - Proposed land use map changes
 - Proposed zoning map changes
 - Letters to property owners and property owners within 400' of parcels being rezoned