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## Appendix B Land Development Code

### Exhibit B-1

#### Sec. 30-77. Educational services district (ED).

(a)

*Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.

(b)

*Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.

(c)

*Permitted uses.* Uses by right:

(1)

Any public elementary, middle school, high school, vocational school, college or university.

(2)

Public service vehicles, in accordance with article VI.

(3)

Any use customarily incidental to a permitted principal use.

(4)

Private schools, in accordance with article VI.

(5)

Places of religious assembly, in accordance with article VI.

(d)

*Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

(1)

Minimum lot area: Shall be the minimum lot area required for the specific zoning district where allowed plus one acre for every 100 persons (or fraction thereof), based on building code capacity.

(2)

Minimum yard setbacks:

a.

Front: 25 feet.

b.

Side, interior: 50 feet.

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

c.

Side, street: 25 feet.

d.

Rear: 50 feet.

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 50 feet or 45-degree angle of light obstruction, whichever is greater.

(e)

*Additional requirements.*

(1)

*General conditions.* All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.

(2)

*Development plan approval.* Development plan approval in accord with article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of F.S. Ch. 235.

(3)

*Parking.* Any development within any ED district shall comply with the parking requirements as set forth in article IX, except that off-street parking facilities for relocatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(4)

*Landscaping.* Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

(5)

*Signs.* In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.

(6)

*Flood control.* Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 14, 3-14-94; Ord. No. 980990, § 5, 6-28-99;  
Ord. No. 070619, § 10, 3-24-08)

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Exhibit B-2

**Sec. 30-306. Gateway street district.**

(a)

*Application and administration.*

(1)

*Adoption of gateway street district.* Designation of gateway streets shall be initiated by the city pursuant to the procedures established by this chapter for a rezoning, and in compliance with the city comprehensive plan.

(2)

*Requirements and procedures.*

a.

Permitted uses by special use permit, provided the conditions and requirements of subsections (a)(2)a.1. and 2. of this section are met: Mining (MG-10-14), landfilling (IN-4953), junkyards and salvage yards, mobile home dealers (IN-5271) and outdoor storage.

1.

Screening is required when such use is within 50 feet of the public right-of-way, or whenever, in the opinion of the city manager, it is necessary to visually shield the use from the public right-of-way.

2.

When screening is required, the following standards shall be adhered to:

i.

The entire area occupied by the use shall be surrounded by a solid masonry wall at least eight feet in height without openings, except for entrances and exits, which shall be equipped with solid gates.

ii.

The portions of the wall visible from the public right-of-way shall be screened from the right-of-way with dense evergreen landscaping. The landscape buffer shall average 15 feet in width, with no less than eight feet of width at any given point. The landscaping shall achieve at least 75 percent opacity within three years. Trees shall be installed to meet or exceed the requirements of section 30-262. Trees shall be both gateway and buffer trees as designated by the Gainesville Tree List.

iii.

No merchandise, equipment, machinery, materials, motor vehicles or other items shall be stored above the height of the screening wall, or otherwise be visible from the public right-of-way.

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- b. Required landscaping: Refer to section 30-262.
- c. Prohibited zoning: No parcels within the gateway street district shall be rezoned to BA (business automotive) zoning.

(b)

*Expansion or alteration of existing uses.*

(1)

Whenever expansion of an existing structure, independently or cumulatively, accomplished after June 10, 1992, totals 2,000 square feet, or more than 20 percent of the gross square footage of the existing structure, which ever is less, the entire site shall be brought into compliance with this section. For the purposes of this subsection, repeated expansions or alterations of property, including the construction or erection of separate buildings or accessory structures, constructed over a period of time commencing after November 21, 1983, which meet the above threshold, shall comply with the provisions of this section.

(2)

Any new use of property which alters the use of existing structures from a residential use to a nonresidential use, or any use of property which alters the use of property from one use to any other use, shall be required to meet all applicable requirements of this section. The city manager's designee shall determine the applicable requirements based on the character and orientation of the proposed mixed use development. For purposes of this subsection, nonresidential use shall mean any office, commercial, public, semipublic, institutional or industrial use, including motels and hotels.

*(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3911, § 10, 10-4-93; Ord. No. 4090, § 2, 6-12-95; Ord. No. 070619, § 17, 3-24-08)*

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Exhibit B-3

**Sec. 30-262. Tree planting in gateway street district.**

(a)

*Generally.* The applicant shall plant gateway trees adjacent to the right-of-way from the Gainesville Tree List. Trees planted to meet this requirement shall be located on the applicant's property, and no closer than five feet, or farther than ten feet, from the right-of-way or public utility easement, or within the street median. One tree shall be planted for every 35 linear feet of right-of-way or street median. Large or medium shade trees shall be utilized in all areas outside of medians. Median trees shall be selected from the "small or medium gateway tree" list. For installations adjacent to overhead utility lines, one small gateway tree for every 25 linear feet shall be planted. For installations adjacent to streetlights, the following clear zones shall be maintained:

(1)

Large gateway trees: 50-foot clear radius.

(2)

Medium gateway trees: 35-foot clear radius.

(3)

Small gateway trees: 25-foot clear radius.

For the purpose of meeting the gateway street tree requirement, existing streetlights adjacent to the applicant's property may be substituted for trees on a one-to-one basis.

(b)

*Exemption.* No gateway street trees shall be required if, in the opinion of the city manager or designee, gateway street objectives are achieved by the preservation of existing healthy trees.

*(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3911, § 3, 10-4-93; Ord. No. 990954, § 12, 4-24-00)*