

LEGISLATIVE #

110786A

ORDINANCE NO. 110786

An ordinance of the City of Gainesville, Florida, amending Section 30-66 Central city district (CCD) of the Land Development Code; by adding research and development in the physical, engineering and life sciences to the list of permitted uses by right; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

WHEREAS, publication of notice of a public hearing was given 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 February 23, 2012; and

WHEREAS, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of the public hearing to be held in the City Commission Meeting Room, First Floor, City Hall, in the City of Gainesville at least seven (7) days after the first advertisement was published; and

WHEREAS, a second advertisement no less than two columns wide by 10 inches long was placed in the aforesaid newspaper notifying the public of the second public hearing to be held at least five (5) days after the day the second advertisement was published; and

WHEREAS, public hearings were held pursuant to the published notices 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:

Section 1. Subsection (c) of Section 30-66 of the Land Development Code is amended as

1 follows. Except as amended herein, the remainder of Section 30-66 remains in full force and
 2 effect.

3 **Sec. 30-66 – Central city district (CCD).**

4 (a) *Purpose.* The central city district is established to provide a means to improve the physical,
 5 economic, social and cultural character of downtown Gainesville. The ultimate goal of the
 6 district is to maintain the downtown as a focal point of the community and a setting for people to
 7 live, work, shop and be entertained without leaving the district. This goal will be accomplished
 8 by allowing commercial services, professional, administrative, governmental and community
 9 services, financial services, entertainment and cultural activities, and medium to high density
 10 housing, as individual or mixed land uses, and by providing design standards and guidelines
 11 intended to preserve and enhance the downtown's distinctive physical attributes as mandated by
 12 the city comprehensive plan.

13 (b) *Objectives.*

- 14 (1) Promote the central city district as a focal point of the community by providing for a
 15 variety of office, business, public and cultural activities;
- 16 (2) Provide for the development of housing at urban densities
- 17 (3) Provide for cafes and for the conduct of concerts, festivals and other specified
 18 activities outside of enclosed buildings;
- 19 (4) Promote the integration of pedestrian traffic with vehicular traffic;
- 20 (5) Encourage the use of design standards and guidelines to promote development and
 21 redevelopment which is sensitive to architectural resources, preserves visual quality,
 22 enhances visual unity and accommodates pedestrians; and
- 23 (6) Encourage a continuous urban facade along streets, sidewalks and pedestrian ways to
 24 maintain a strong urban character.

25 (c) *Permitted uses.*
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SIC	Uses	Conditions
	USES BY RIGHT:	
	Adult day care homes	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	
	Compound uses	

	Day care centers	In accordance with article VI
	Dormitories	In accordance with article VI
	Eating places	Including sidewalk cafes in accordance with this section 30-66(e)
	Farmers markets	In accordance with article VI
	Multifamily dwellings up to 150 units per acre	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of orthopedic or prosthetic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	In accordance with article VI
	<u>Research and development in the physical, engineering and life sciences</u>	
	Roominghouses	In accordance with article VI
	Single-family dwellings	
	Structured parking	As regulated by the special area plan for traditional city
	Townhouses	
	Two-family dwellings	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
MG-17	Construction - Special trade contractors	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-41	Local and suburban transit and interurban highway passenger transportation	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	
MG-48	Communications	Accessory transmission, retransmission, and microwave towers up to and including 100 feet in height in accordance with article VI
MG-52	Building materials, hardware, garden supply	Excluding mobile home dealers (GN-527)
MG-53	General merchandise stores	

MG-54	Food stores	Excluding gasoline pumps as accessory uses
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (GN-598), junkyards and salvage yards
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
GN-701	Hotels and motels	
MG-72	Personal services	Excluding funeral services and crematories (GN-726)
MG-73	Business services	Excluding disinfecting and pest control services (IN-7342)
MG-76	Miscellaneous repair services	Excluding welding repair (IN-7692) and armature rewinding shops (IN-7694)
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833)
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
GN-832	Individual and family social services	
GN-833	Job training and vocational rehabilitation services	
GN-839	Social services, not elsewhere classified	Excluding rehabilitation centers
MG-84	Museums, art galleries and botanical and zoological gardens	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Within enclosed buildings
MG-89	Services, not elsewhere classified	
Div. J	Public administration	Excluding correctional institutions (IN-9223)
	USES BY SPECIAL USE PERMIT	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI

	Community residential homes over 14 persons	In accordance with article VI
	Emergency shelters	
	Food distribution center for the needy	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes and halfway houses	In accordance with article VI
GN-726	Funeral services and crematories	In accordance with article VI

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Section 2. It is the intention of the City Commission that the provisions of Section 1 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.

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Section 3. 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 this 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.

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

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1 Section 5. This Ordinance shall become effective immediately upon final adoption.

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3 PASSED AND ADOPTED this ___ day of _____, 2012.

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CRAIG LOWE
MAYOR

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ATTEST:

Approved as to form and legality

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KURT M. LANNON
CLERK OF THE COMMISSION

MARION J. RADSON
CITY ATTORNEY

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This Ordinance passed on first reading this ___ day of _____, 2012.

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This Ordinance passed on second reading this ___ day of _____, 2012.