

LEGISLATIVE #

120309C

Appendix B

City Land Development Code

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tures, whether there will be outdoor entertainment, a plan for the storage and pickup of garbage during and after the sale event, and a public safety plan detailing how the permittee will maintain crowd control and public safety, and comply with the city's noise ordinance.

- f. Permit applications shall be examined by the appropriate departments of the city to ensure protection of the public health, safety and general welfare. In addition to normal concerns of each such department, particular attention will be given to traffic flow and control, auto and pedestrian safety, and the effect that the use and activity will have on surrounding uses, particularly where the adjoining use is residential. The permit may be approved with conditions or denied by the city manager or designee based on these factors.

(h) *Shopping centers in business zones.* Any nonresidential development within any district, except CCD and MU-2, which consists of 50,000 square feet or more of gross floor area, shall comply with the additional requirements for neighborhood shopping centers as detailed in subsection 30-64(d)(3). Minimum parking requirements for such developments shall be based on either the required parking for the particular use(s) or the requirements as set forth for the shopping centers, whichever is the lesser.

(i) *Temporary emergency shelters.* Use of buildings in the business and mixed use districts for temporary emergency shelters may be permitted by the city manager or designee, provided the following conditions and requirements are met:

- (1) The city manager or designee finds that a temporary emergency exists due to manmade or natural causes which warrant the temporary use of buildings for shelter.
 - (2) Emergency shelter operation shall be limited to 14 consecutive days and a total of 90 days in a calendar year.
 - (3) Emergency shelters shall not allow more than one person per 30 square feet of net floorspace.
 - (4) Pursuant to city codes and ordinances and approval of the appropriate departments, emergency shelters shall have adequate and safe wiring, running water, restrooms, emergency lighting, smoke detectors and emergency exits.
 - (5) Second and third floors of buildings shall not be used for emergency shelter purposes unless a protected means of egress is provided.
 - (6) If electric power is not initially provided to a building to be used for emergency shelter purposes, such power may be provided to the building pursuant to city codes and ordinances and approval of the appropriate department(s).
- (Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 8, 3-14-94; Ord. No. 970449, § 3, 5-11-98; Ord. No. 000903, § 1, 5-14-01; Ord. No. 020590, § 4, 4-14-03)

Sec. 30-67.1. Business industrial district (BI).

(a) *Purpose.* The BI district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain office, business and industrial uses in a combined setting. This district will facilitate the development of a business park that will cater to a variety of uses that support and complement each other and reduce external trips for goods and services. This district supports enterprises engaging in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. This district contains uses which generally are not objectionable because of noise, heavy truck traffic or fumes, or uses that can be adequately regulated for mitigation of nuisances by performance standards.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Provide a business/employment center that allows a variety of uses where employees

- have access to goods and services without having to leave the business park environment;
- (2) Accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to necessary transportation facilities such as major thoroughfares, railroads or air terminals for the reception and distribution of goods or services;
- (3) Encourage business park development in appropriate locations throughout the community where public facilities and services exist or are planned.
- (4) Allow a mix of uses that are compatible with airport operations in appropriate areas near the Gainesville Regional Airport;
- (5) Encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; and
- (6) Encourage the infill and/or redevelopment of existing areas that would benefit from the opportunity to combine business and industrial uses.

(c) *Permitted uses.*(1) *Uses by right.*

| <i>SIC</i> | <i>Uses</i> | <i>Conditions</i> |
|------------|--|--|
| | Corporate offices | |
| | Day care centers | In accordance with article VI |
| | Eating Places | |
| | Places of religious assembly | In accordance with article VI |
| | Professional schools | As defined in article II |
| | Sales offices | |
| | Rehabilitation Centers | |
| | Exercise Studio | |
| | Research and Development in the Physical, Engineering and Life Sciences | Research and Development in the Physical, Engineering and Life Sciences, defined as establishments primarily engaged in conducting research and experimental development in the physical, engineering, or life sciences, such as agriculture, electronics, environmental, biology, botany, biotechnology, computers, chemistry, food, fisheries, forest, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects (NAICS 2002-541710) |
| | Outdoor storage | In accordance with article VI |
| | Research, development and manufacturing of renewable energy including biofuels, solar and wind power products. | |
| | Facilities on premises for security personnel. | |
| GN 074 | Veterinary services | Within fully enclosed structures and in accordance with article VI |

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| <i>SIC</i> | <i>Uses</i> | <i>Conditions</i> |
|------------|---|---------------------------|
| IN 0752 | Animal Specialty Services | |
| GN 076 | Farm Labor and Management Services | |
| GN 078 | Landscape and Horticultural Services | |
| MG 15 | Building Construction | |
| MG 41 | Local and Suburban Transit and Interurban Highway Passenger Transportation | |
| MG 42 | Motor Freight Transportation And Warehousing | |
| MG 43 | United States Postal Service | |
| MG 45 | Transportation By Air | |
| MG 47 | Transportation Services | |
| MG 48 | Communications | |
| IN 7011 | Hotels and Motels | |
| MG 72 | Personal Services | |
| MG 73 | Business Services | |
| MG 75 | Automotive Repair, Services and Parking | |
| MG 76 | Miscellaneous Repair services | |
| MG 78 | Motion Pictures | |
| MG 79 | Miscellaneous Amusement and Recreation Services | |
| MG 80 | Health Services | |
| MG 81 | Legal Services | |
| MG 86 | Membership Organizations | |
| MG 87 | Engineering, Accounting, Research, Management and Related Services | |
| Division G | Retail Trade | |
| Division H | Finance, insurance and real estate | |
| SIC-8999 | Services, Not Elsewhere Classified | Within enclosed buildings |
| Division F | Wholesale excluding the following: scrap and waste materials (IN-5093); construction and mining machinery and equipment (IN-5082); transportation equipment and supplies, except motor vehicles (IN-5088); and petroleum and petroleum products (GN-517). | |
| Division C | Construction, excluding heavy construction other than building construction contractors (MG-16). | |
| MG 20 | Food and kindred products (excluding the following: wet corn milling (IN-2046), raw cane sugar (IN-2061), and beet sugar (IN-2063). | |
| MG 22 | Textile mill products, excluding cotton finishing plants (IN-2261). | |
| MG 23 | Apparel and other finished products made from fabrics and similar materials | |
| GN-243 | Millwork, veneer, plywood and structural wood members | |

| <i>SIC</i> | <i>Uses</i> | <i>Conditions</i> |
|------------|---|-------------------|
| GN 244 | Wood containers | |
| MG 25 | Furniture and fixtures | |
| GN 267 | Converted paper and paperboard products, except containers and boxes, excluding coated and laminated paper packaging (IN-2671). | |
| GN 265 | Paperboard containers and boxes | |
| MG 27 | Printing, Publishing and Allied Industries, excluding Gravure (IN 2754) | |
| GN 283 | Drugs excluding medicinals and botanicals (IN 2833). | |
| GN 284 | Soap, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations | |
| MG 31 | Leather and leather products | |
| GN 323 | Glass products, made of purchased glass | |
| GN 328 | Cut stone and stone products | |
| IN 3444 | Sheet metal work | |
| MG 352 | Farm and garden machinery and equipment | |
| MG 36 | Electronic and other electrical equipment and components, except computer equipment | |
| MG 38 | Measuring, analyzing and controlling instruments; photographic, medical and optical goods; watches and clocks | |
| MG 39 | Miscellaneous manufacturing industries | |
| GN 833 | Job training and vocational rehabilitation services | |
| Division J | Public Administration | |

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

(1) Required yard setbacks:

- a. Front setback from an arterial street or collector street: 25 feet minimum, 60 feet maximum.
- b. Front setback from roads internal to the BI district: zero feet minimum, 20 feet maximum.
- c. Side, interior: 10 feet.

Except where the side yard abuts property which is in a residential district or which is shown for resi-

dential use on the future land use map of the comprehensive plan: 50 feet.

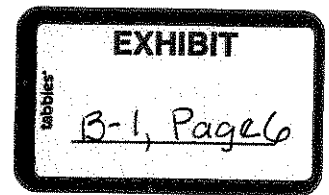
- d. Side, street: 20 feet.
- e. Rear: 20 feet.

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.

- f. Maximum building height:
 - When not located within an airport zone of influence: 5 stories
 - When located within an airport zone of influence: in accordance with the Airport Hazard Zoning Regulations

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- g. Maximum Floor Area Ratio: 4.0.
 - h. Maximum lot coverage: 80 percent
- (2) Within 300 feet of any property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan, all activity and uses, except storage of equipment and parking, shall be conducted within completely enclosed buildings.
- (e) *Additional requirements.*
- (1) General conditions. Master planned (phased) developments and subdivisions of 3½ acre or larger shall meet the following standards:
- a. Perimeter landscaping shall be provided averaging 25 feet in width, but not less than 15 feet in width at any given point. Such landscaped area shall be developed to attain opacity of 75 percent within three years. The design of such landscaped area may include berms, decorative masonry and shrubs; however, at a minimum shade trees from the Gainesville Tree List shall be planted approximately every 50 feet. At least 50 percent of the landscaped area must be devoted to living plant materials, and the stormwater management, drainage and parking uses shall not encroach upon the landscaped area. Heritage and Champion trees preserved on site may be used to meet this requirement with the approval of the appropriate reviewing board and if the intent of this provision is being met.
 - b. The development shall be designed to provide safe and convenient access from public transit routes, sidewalks and bikeways to uses within the development. Sidewalks are required for both sides of internal streets (public or private) and external public streets abutting the development.
 - c. Service areas and mechanical equipment shall be sited so as to minimize visibility from the perimeter of the development and shall be designed and situated so as to minimize impacts on adjacent properties.
 - d. Access shall be designed, insofar as possible, to promote shared use of driveways between adjacent lots and to local streets.
 - e. Stormwater management systems shall be designed to maximize an integrated design among the various lots or tracts within the development. The aesthetic treatment of retention/detention facilities through the use of contour, landscaping and the incorporation of water features shall be encouraged.
- (2) Standards for manufacturing uses. All permitted manufacturing uses (classified as MG-20 through MG-39 of the Standard Industrial Classification Manual) shall conform to the following additional standards:
- a. The manufacturing use shall be limited to the fabrication, manufacture, assembly or processing of materials which are, for the most part, already in processed form.
 - b. All activity and uses except storage, loading and unloading operations, and parking shall be conducted within completely enclosed buildings.
 - c. Night operations, including loading and unloading, are prohibited within 300 feet of the property line of any residential zoning district or area which is shown for residential use on the future land use map of the comprehensive plan, unless conducted within a completely enclosed building which has no openings other than stationary windows or required fire exits. Night operations are those conducted between the hours of 9:00 p.m. and 6:00 a.m. This prohibition shall not apply to security personnel or other security operations. The appropriate reviewing board may grant



a waiver to this prohibition if the board finds that the noise attenuation and screening being provided is sufficient to mitigate the adverse impacts of the night operations on properties within 300 feet.

- (4) Airport operations. Developments and uses located in the airport zones of influence must comply with and may be restricted or prohibited by the City of Gainesville Airport Hazard Zoning Regulations. (Ord. No. 080435, § 3, 3-19-09)