

DRAFT

4-26-07

ORDINANCE NO. _____
0-06-121

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3
4 **An ordinance of the City of Gainesville, Florida, amending the**
5 **City of Gainesville Land Development Code, relating to height**
6 **requirements for RMF-6, RMF-7, and RMF-8 multiple-family**
7 **medium density residential zoning districts; amending section**
8 **30-53(d), Table 3, to list the maximum building height allowed**
9 **for MF buildings; providing directions to the codifier;**
10 **providing a severability clause; providing a repealing clause;**
11 **and providing an immediate effective date.**
12

13 **WHEREAS**, the City Plan Board authorized the publication of notice of a Public
14 Hearing that the text of the Land Development Code of the City of Gainesville, Florida, be
15 amended; and

16 **WHEREAS**, notice was given and publication made as required by law and a Public
17 Hearing was then held by the City Plan Board on September 21, 2006; and

18 **WHEREAS**, the City Plan Board heard and approved this petition on September 21,
19 2006; and

20 **WHEREAS**, at least 10 days notice has been given once by publication in a newspaper
21 of general circulation notifying the public of this proposed ordinance and of a Public Hearing in
22 the Auditorium of City Hall in the City of Gainesville; and

23 **WHEREAS**, the Public Hearings were held pursuant to the published notice described at
24 which hearings the parties in interest and all others had an opportunity to be and were, in fact,
25 heard.

26 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
27 **CITY OF GAINESVILLE, FLORIDA:**

28 **Section 1.** Subsection 30-53(d), Table 3, City of Gainesville Land Development Code, is
29 amended to read as follows:

1 **Sec. 30-53. Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).**

2
3 (d) Intensity of development.

4
5 **Table 3. DIMENSIONAL REQUIREMENTS FOR RMF DISTRICTS**

6
7 Principal Structures

	RMF-6	RMF-7	RMF-8
Maximum building height (for MF buildings)	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³	Three stories by right; five by SUP ³

8
9
10 ³To be granted a special use permit for four or five stories in the RMF-6, RMF-7 or RMF-8
11 districts excluding the College Park, University Heights and Traditional City Special Area Plans
12 (where up to 5 stories is allowed by right), the applicant must demonstrate that:

- 13
- 14 a. The property is not adjacent to property with a single-family residential land use
15 category (this restriction does not apply in College Park, University Heights and
16 Traditional City); and
- 17
- 18 b. To promote a more vital, interesting sidewalk environment for pedestrians near taller
19 buildings, reduce the perception of a massive scale delivered by larger buildings with
20 monotonously blank walls, and increase security through citizen surveillance, a
21 minimum of 25% non-reflective, transparent glazing is provided on the front and side
22 building walls at pedestrian level (and this glazed area shall be between three feet and
23 eight feet above grade) on the first floor.
- 24
- 25 c. First story is at least 10 feet floor to ceiling for all buildings.
- 26

27 **Section 2.** It is the intention of the City Commission that the provisions of Section 1 of
28 this ordinance shall become and be made a part of the Code of Ordinances of the City of
29 Gainesville, Florida, and that the Sections and Paragraphs of this Ordinance may be renumbered
30 or relettered in order to accomplish such intentions.

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

