



Planning and Development Services

City Commission

PB-16-101 TCH

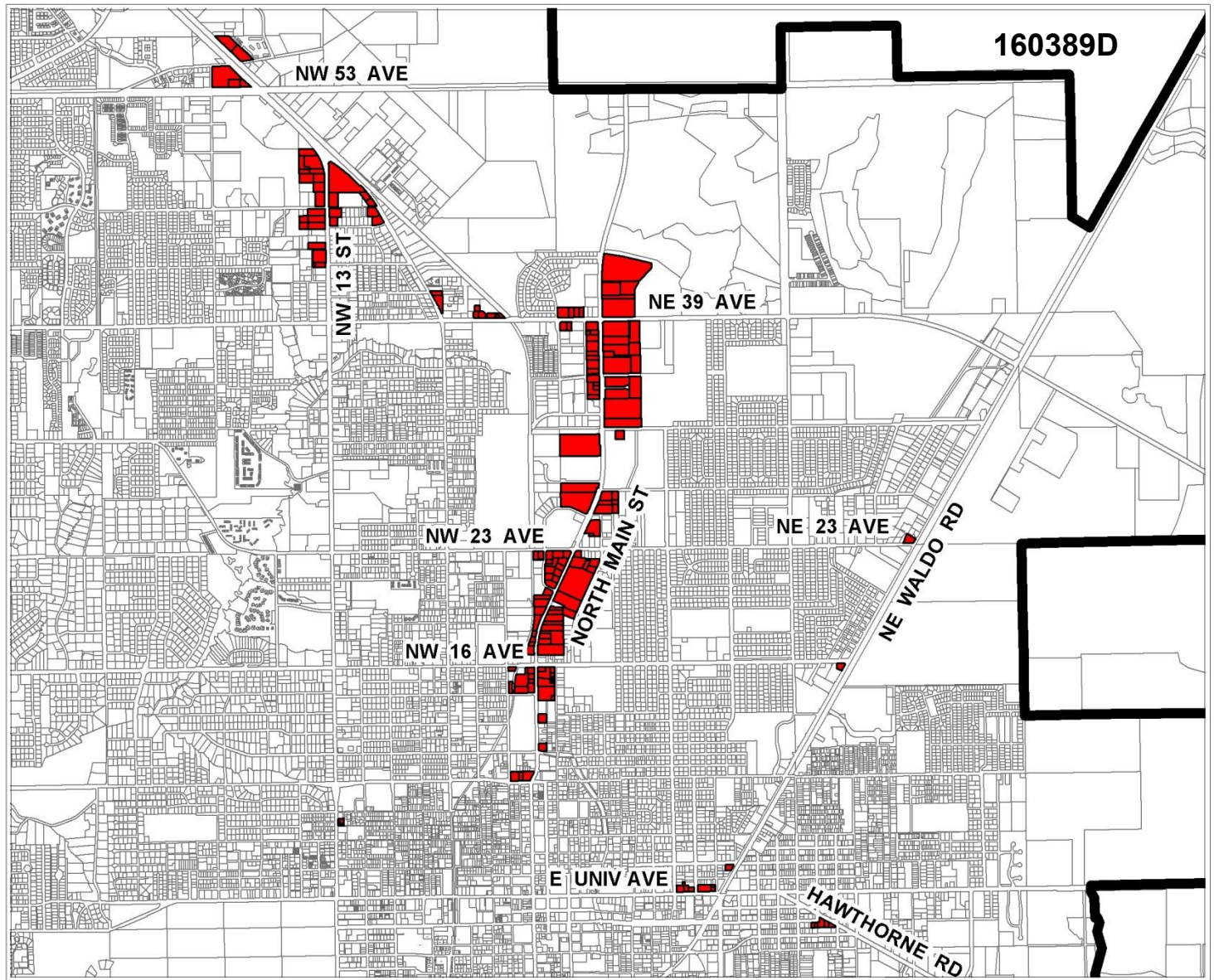
Business Automotive Zoning

text change

Ord. 160389

11/17/16

- Amend the list of permitted uses within the Automotive – oriented business district (BA) zoning district to add veterinary services (SIC-074) as a specially regulated use and animal specialty services, except veterinary (SIC-0752) within enclosed buildings



Properties wholly or partially zoned BA (Automotive-oriented Business district)

City of Gainesville
 Planning and Development Services
 September, 2016



- **Veterinary services (SIC-074) include:**
 - Practice of veterinary medicine, dentistry, or surgery, for a variety of animal species.

- **Animal specialty services (SIC-0752) include:**
 - Grooming, boarding services, animal shelters, and training.

Background

- Veterinary services are permitted within enclosed buildings as a specially regulated use in a wide range of commercial and mixed-use, and office zoning districts as a specially regulated use.
- Animal specialty services are also permitted within the mixed-use, commercial, industrial, and downtown (Central City district) zoning districts within enclosed buildings.

Background

- Sec. 30-99. - Veterinary services (GN-074).
- Dimensional requirements. Dimensional requirements for veterinary services:
- Minimum lot area: 10,000 square feet.
- Minimum lot width at minimum front yard setback: 100 feet.
- Minimum yard setback: Set back a minimum distance of 25 feet from any residential property.
- No outside cages or runs except for those which are located in industrial districts and which are at least 500 feet from any property shown on the comprehensive plan for residential use.
- All such facilities shall have sound attenuation. Outside cages or runs permitted in industrial districts shall not be required to be so designed.

Background

- BA zoning district is intended to provide suitable locations for automotive establishments and more intensive commercial uses.
- Buffers, screening, and noise attenuation requirements ensure compatibility between the BA zoning districts and adjacent properties.
- Both of the proposed uses are restricted to enclosed structures and subject to the requirements of the City's compatibility requirements. Veterinary services are further regulated by Sec 30-99.
- Adding these uses to the BA zoning district will improve the consistency of commercial uses across similar zoning districts.

Staff Recommendation:

Approve Petition (PB-16-101 TCH) and adopt Ordinance #160389

Plan Board recommended approval of the petition 5-0