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ORDINANCE NO. _____
0-06-118

An ordinance of the City of Gainesville, Florida, amending Appendix A of the Land Development Code, relating to the Traditional City Special Area Plan and the College Park Special Area Plan; deleting references to College Park Special Area Plan in the Traditional City Special Area Plan; clarifying the parking standard in the Traditional City Special Area Plan; correcting the labels in the side setback graphic for the urban regulations for New Construction-Civic; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

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

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

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

1 **Section 1.** Chapter 30, Appendix A, Section 4, Exhibit B, Special Area Plan for the
 2 Traditional City Area, City of Gainesville Land Development Code, is amended to read as
 3 follows:

4 **Appendix A, Sec. 4, Exhibit B.**

5 **Special Area Plan for the Traditional City Area**

6 **Minimum Development Standards**
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8 (h) *Required Compliance.* All new commercial, office, *civic* and multi-family buildings and
 9 developments shall be required to comply with the sections of the text labeled
 10 "standards."

11 (2) *Non-conforming uses and buildings:*

12 ~~e. Exception for College Park Special Area. Only the following standards of~~
 13 ~~this overlay shall apply in the College Park Special Area Plan area: Build-~~
 14 ~~to line, Sidewalks, Building orientation, and Mechanical equipment.~~
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16 (j) *Parking.*

17
 18 (2) *Standard.*

19 a. No motor vehicle parking is required. All motor vehicle parking, except
 20 for single-family residential dwellings, shall be located in the rear or
 21 interior side of the building, or both (see figures 11, 11A, 11B, and 14).
 22 No parking for motor vehicles is allowed between the Facade build-to-line
 23 and the front property line. However, driveway entrances and exits to
 24 parking areas for motor vehicles shall be allowed on the front side of the
 25 building. No parking lot areas shall extend for a width of more than 70 feet
 26 along any street *frontage*, without a building, outdoor cafe, or other
 27 vertically prominent and articulated *pedestrian scale* amenities
 28 interrupting the parking streetscape. Parking areas for motor vehicles shall
 29 not abut the more primary street intersection (see Figure 13), or occupy
 30 lots which terminate a street vista. Structured parking may be allowed in
 31 front if retail, office or residential uses are provided on the first floor
 32 abutting all public streets and sidewalks (see Figure 12). Parking for
 33 motor vehicles shall not be incorporated into the first floor facade so that
 34 the first floor building space facing the frontage consists of parking. In
 35 addition, stormwater basins shall not abut the more primary street
 36 intersection.

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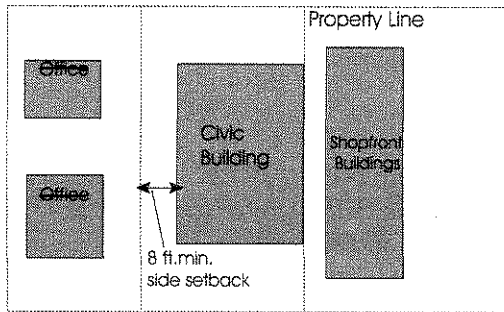
Section 2. Chapter 30, Appendix A, Section 3, Exhibit B, College Park Special Area Plan, City of Gainesville Land Development Code, is amended to read as follows:

Appendix A., Sec. 3, Exhibit B. College Park Special Area Plan

Urban Regulations for New Construction—Civic

Side Setback.

1. No side setback is required when next to existing or designated Shopfront buildings, Offices, Townhouses or Civic buildings.
2. A minimum of 8 feet side setback is required when next to existing or designated Apartments or Houses.



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[Change "Office" label in the above box to "Apts or Houses"]

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Section 3. It is the intention of the City Commission that the provisions of Section 1 and Section 2 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.

DRAFT

2-2-07

1 Section 4. If any section, sentence, clause or phrase of this ordinance is held to be invalid
2 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way
3 affect the validity of the remaining portions of this ordinance.

4 Section 5. All ordinances, or parts of ordinances, in conflict herewith are to the extent of
5 such conflict hereby repealed.

6 Section 6. This ordinance shall become effective immediately upon final adoption.

7 PASSED AND ADOPTED this ____ day of _____, 2007.
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PEGEEN HANRAHAN
MAYOR

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16 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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21
22 This Ordinance passed on first reading this ____ day of _____, 2007.

23 This Ordinance passed on second reading this ____ day of _____, 2007.
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