

Appendix B Supplemental Documents



EXHIBIT

tabbies

150445D

AERIAL PHOTOGRAPH

Petition Request	Petition Number
Rezone property from RMF-7: 8-21 units/acre multiple-family residential district to RMF-5: 12 units/acre single/multiple family residential district	PB-15-90 ZON

eda-engineers-surveyors-planners, inc.,
agent for the City of Gainesville

Name

W N S E
No Scale



RSF1
 RSF3
 RMF5
 RMF7
 MU1
 PS
 ED

3.5 units/acre Single-Family Residential
 5.8 units/acre Single-Family Residential
 12 units/acre Single-Family/Multiple Family Residential
 8-21 units/acre Multiple-Family Medium Density Residential
 8-30 units/acre Mixed Use Low Intensity
 Public Services and Operations
 Educational Services

Division line between two zoning districts

Area
under petition
consideration

EXISTING ZONING

Petition Request

Petition Number

Rezone property from RMF-7: 8-21 units/acre multiple-family
 residential district to RMF-5: 12 units/acre single/multiple
 family residential district

No Scale

PB-15-90 ZON

EXHIBIT

150445D

PROPOSED ZONING

Petition Request **Petition Number**

PB-15-90 ZON

Rezone property from RMF-7: 8-21 units/acre multiple-family residential district to RMF-5: 12 units/acre single/multiple

Family residential district

Name _____

eda-engineers-surveyors-planners
agent for the City of Gainesville

No Scale

**Area
under petition
consideration**

Division line between two zoning districts

Division line between two zoning districts

114

RSF ¹	RSF ¹	RSF ¹
RSF ¹	RSF ¹	RSF ¹
RSF ¹	RSF ¹	RSF ¹
RSF ¹	RSF ¹	RSF ¹
RSF ¹	RSF ¹	RSF ¹

Diagram illustrating a network of connections between various nodes, likely representing a map or a technical diagram. The nodes are labeled with codes such as RMF7, PS, RSF3, RSF7, SE 15 ST, SE 12 AVE, SE 17 TER, and SE 12 PL. The connections are represented by lines, showing the relationships between the different nodes.

RSF3	5.8 units/acre Single-Family Residential
RMF5	12 units/acre Single-Family/Multiple Family Residential
MF7	8-21 units/acre Multiple-Family Medium Density Residential
MU1	8-30 units/acre Mixed Use Low Intensity
PS	Public Services and Operations
ED	Educational Services

City of Gainesville Zoning Districts

Exhibit B-4 – RMF-5 zoning district regulations

Sec. 30-52. - Residential low density districts (RMF-5, RC and MH).

- (a) Purpose. The residential low density districts are established to provide suitable areas for low density residential development with various dwelling unit types compatible with single-family dwellings. These districts are designed and located so as to provide a desirable residential environment and transition between differing intensities of land use. Specifically, the RC district is established to provide suitable zoning protection to those areas where single-family development has occurred on properties with minimum lot sizes and where such development patterns are desirable to maintain due to unique neighborhood, social and physical characteristics which are present. The MH district is established to provide for mobile home neighborhoods of sufficient size to sustain a stable and sound micro-environment with individual lots of dimensions necessary to provide safe and healthful residential living.
- (b) Objectives. The provisions of these districts are designed to:
 - (1) Encourage such development to locate near neighborhood convenience centers and neighborhood shopping centers;
 - (2) Create transition areas between low intensity land uses and other more intense land uses;
 - (3) Provide for a variety of dwelling unit types compatible with traditional single-family residential development;
 - (4) Provide for low density residential development in areas where such development could be logically integrated with or located near traditional single-family residential development or in transitional areas on land where the clustering of units would permit the most effective use of such land, while preserving open space and other natural features;
 - (5) Encourage privacy, internal stability, attractiveness, order and efficiency in these areas by providing for adequate light, air and usable open space for residential purposes through the careful design and consideration of the proper functional relationships among uses permitted; and
 - (6) Provide for such residential development to occur where public facilities and services are present.

—

(c) Permitted uses.

- (1) Uses by right.
 - a. Uses by right for RMF-5 and RC districts.

Use	Conditions
Single-family dwellings	
Two-family dwellings ¹	
Three-family dwellings ¹	Excluding RC district

Four-family dwellings ¹	Excluding RC district
Townhouses or rowhouses of up to six attached dwellings	Except in RC district. No more than four-family dwellings are allowed in RMF-5 unless the dwellings are townhouses or rowhouses. Each dwelling has a maximum width of 40 feet. More than six attached units are allowed if the property is not adjacent to property zoned RSF-1, RSF-2, RSF-3, and RSF-4. Each townhouse unit shall have a separate front entrance to the street side sidewalk from the outside at ground level. Stoops are permitted and may occur up to five feet forward of the required setback line as provided in the Land Development Code. Stoops may be covered or uncovered and shall be constructed according to the dimensions described in the "Building Elements" section of the University Heights Special Area Plan.
Housing for the elderly	In accordance with article VI.
Community residential homes	In accordance with article VI.
Family child care homes	In accordance with state law.
Large family child care homes	In accordance with article VI.
Adult day care homes	In accordance with article VI.
Home occupations	In accordance with article IV.
Places of religious assembly	In accordance with article VI.
Public schools other than institutions of higher learning	In accordance with the provisions of article IV, section 30-77, educational services district (ED).
Private schools	In accordance with article VI.
Day care centers	In accordance with article VI.
Accessory buildings	Incidental to permitted uses, not including management offices.
Accessory uses incidental to permitted uses, including storage rooms,	Applies only to permitted uses within the RMF-5 zoning district that contain at least 50 residential units. The accessory

management offices, club or game rooms, and recreational and laundry facilities intended for use solely by residents of the permitted use and their guests.	uses shall be and remain under common ownership and management.
---	---

¹Units shall be erected on separate lots if the intent is to sell the individual units separately.
b. Uses by right for MH districts.

Use	Conditions
Mobile homes and mobile home parks	
Community residential homes	In accordance with article VI and state law.
Family child care homes	In accordance with state law.
Large family child care homes	In accordance with article VI.
Housing for the elderly	In accordance with article VI.
Day care centers	In accordance with article VI.
Adult day care homes	In accordance with article VI.
Public schools other than institutions of higher learning	In accordance with article IV, section 30-77, educational services district (ED).
Private schools	In accordance with article VI.
Places of religious assembly	In accordance with article VI.

(2) Uses by special use permit. Uses by special use permit for RMF-5, RC and MH:

Use	Conditions
Bed and breakfast establishments	In accordance with article VI, section 30-101.

Public libraries	
------------------	--

(d) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the requirements in Table 2.

(e) General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-56 and article IX.

TABLE 2. DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL
LOW DENSITY AND RC DISTRICTS
Principal Structures

	MH	RMF-5	RC
Maximum density	12 du/a	12 du/a	12 du/a
Minimum lot area ¹ :			
Single-family dwelling unit	3,000 sq. ft.	3,500 sq. ft.	3,000 sq. ft.
Two-family dwelling unit ¹	N/A	7,000 sq. ft. ²	6,000 sq. ft. ³
Three-family dwelling unit	N/A	10,500 sq. ft. ⁷	N/A
Four-family dwelling unit	N/A	14,000 sq. ft. ⁷	N/A
Minimum lot width at minimum front yard setback:			
Single-family dwelling unit	N/A	40 ft.	35 ft.
Two-family dwelling unit	N/A	75 ft. ⁴	70 ft. ⁴
Three-family dwelling unit	N/A	85 ft. ⁷	N/A

Four-family dwelling unit	N/A	100 ft. ⁷	N/A
Five and six-family dwelling unit		120 ft. ⁷	N/A
Minimum yard setbacks:			
Front	15 ft.	20 ft.	The average of the actual distance (up to 20 feet) between the street right-of-way and principal structures on the 2 adjoining lots, using 20 feet for any adjoining vacant lot.
Side (interior)	5 ft.	7.5 ft. ⁵	5 ft. ⁶
Side (street)	N/A	10 ft.	N/A
Rear	15 ft.	20 ft.	20 ft.
Maximum building height	25 ft.	3 stories	3 stories
Maximum lot coverage	N/A	35%	50%

¹ A separate lot does not need to be created for each duplex, triplex, or quadraplex structure, where applicable.

² However, the dwelling may be arranged so that a common wall is located on the property line of adjoining lots with a minimum lot area of 5,000 square feet in the RMF-5 district.

³ However, the dwelling may be arranged so that a common wall is located on the property line of adjoining lots with a minimum of 3,000 square feet in the RC district.

⁴ Except when a common wall is located on the property line of two adjoining lots, in which case the required width is 50 feet for each lot.

⁵ Except where a two-family dwelling is located with a common wall on the property line of two adjoining lots. In such instances, the yard setback for the side of each lot opposite the common wall shall be at least ten feet in the RMF-5 district. No setback for attached rowhouse and townhouse units

⁶ Except where a two-family dwelling is located with a common wall on the property line of two adjoining lots. In such instances, the yard setback for the side of each lot opposite the common wall shall be at least 7.5 feet in the RC district.

⁷ Attached rowhouses and townhouses require no minimum lot width; however, such units require a 40-foot lot width maximum when units are on separate lots. In addition, such lots require no minimum lot area.

Accessory Structures for MH, RMF-5 and RC

		MH	RMF-5	RC
Minimum front and side yard setbacks	Same requirements as for the principal structure, excluding fences and walls.			
Minimum yard setback, rear	3 ft.	5 ft.	5 ft. ¹	
Maximum building height	25 ft.	25 ft.	25 ft.	
Transmitter towers ²	80 ft.	N/A	80 ft.	

¹ One pre-engineered and premanufactured structure of 100 square feet or less may be erected in the rear and side yards as long as the structure has a minimum yard setback of three feet from the rear or side property lines, is properly anchored to the ground, and is separated from neighboring properties by a fence or wall which is at least 75 percent opaque.

² In accordance with section 30-98.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3954, § 1, 2-14-94; Ord. No. 3955, § 12, 2-14-94; Ord. No. 4045, § 1, 11-28-94; Ord. No. 980990, § 2, 6-28-99; Ord. No. 031133, § 1, 8-23-04; Ord. No. 040521, § 1, 10-25-04; Ord. No. 041268, § 3, 8-22-05; Ord. No. 070619, § 1, 3-24-08; Ord. No. 080198, § 1, 1-15-09; Ord. No. 080845, § 2, 5-21-09; Ord. No. 120931, § 1, 7-18-13)
