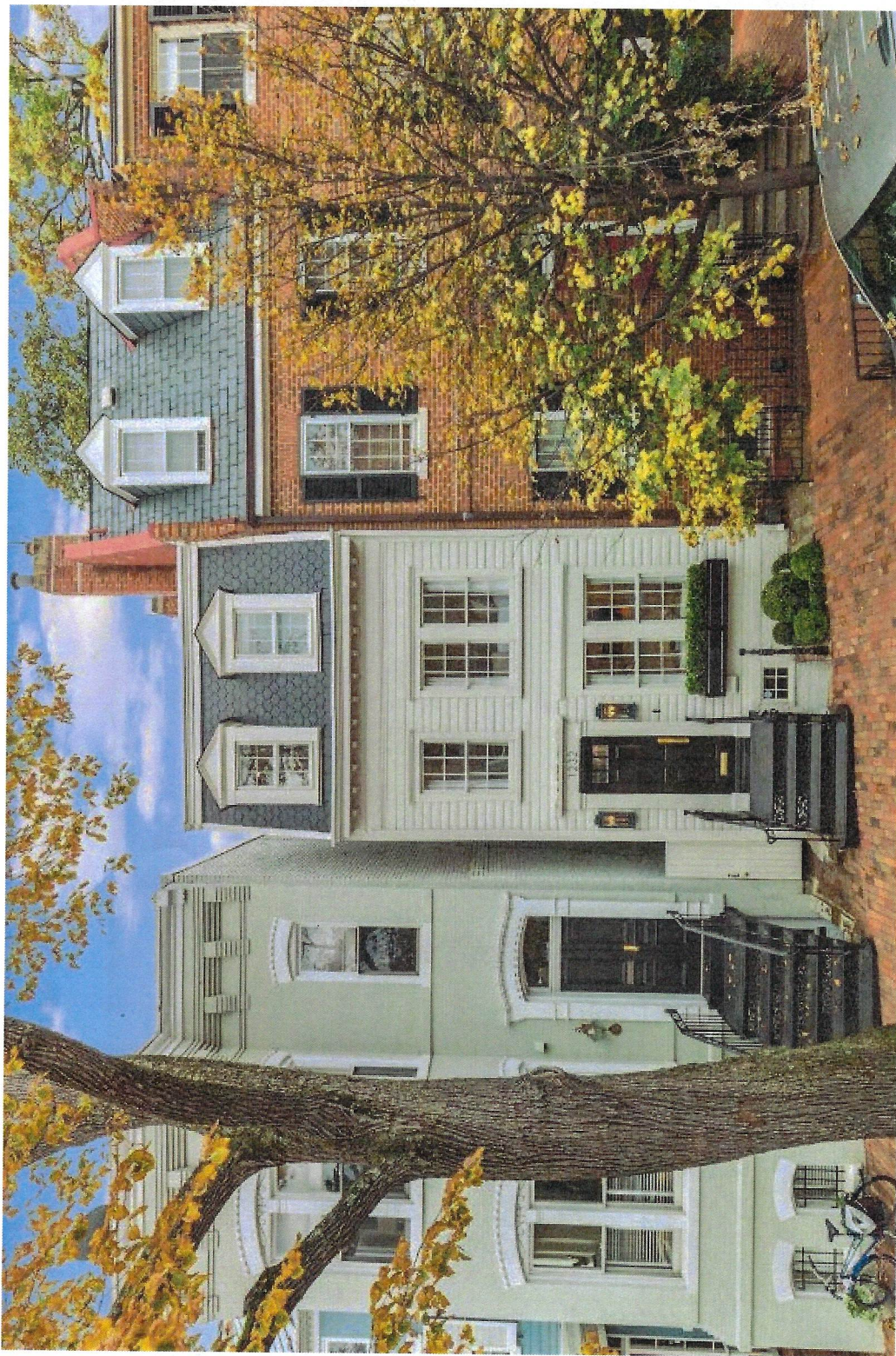


Proposed Changes - updated 7/1/2022

1. Support all of staff's recommendations with the following changes:
2. Neighborhood Residential zoning should have the same density as Residential Conservation (RC) zoning which is mainly in historically Black neighborhoods like Pleasant Street, Duval and 5th Ave. Historically Black areas of town shouldn't have to have a higher density than historically white neighborhoods. Currently Pleasant Street, 5th Ave, Duval and Porters Quarters neighborhoods have a higher density than the historically white neighborhoods in town. That's not fair.
 - a. Neighborhood Residential zoning should be set at a max 12 units per acre the same as Residential Conservation (RC) zoning.
3. For Neighborhood Residential zoning, the minimum lot width should be the same for all allowed uses at 35 feet.
4. Bedroom multiplier section - Go with staff option 2. Remove bedroom multipliers.
5. Allow Cottage/bungalow/tiny home neighborhoods. Which is allowed in the county.
6. Neighborhood Scale multi-family development section
 - a. Building height should be set a max of two stories.
7. U1 Transect zone
 - a. U1 is a single family zoning district. Though it is not zoned on any lot in the city, it should still be included in the discussion.
 - b. U1 should be set at 12 units per acre. U1 zoning should have the same density as Residential Conservation (RC) zoning which is mainly in historically Black neighborhoods like Pleasant Street, Duval and 5th Ave. Historically Black areas of town shouldn't have to have a higher density than historically white neighborhoods. Currently Pleasant Street, 5th Ave, Duval and Porters Quarters neighborhoods have a higher density than the historically white neighborhoods in town. That's not fair.
 - c. Allow U1 to have small-scale neighborhood multifamily as an allowed use. The same as Neighborhood Residential zoning.
8. Row houses/townhouses allowed in some Transect Zones
 - a. U4 to U7 should have a zero foot interior setback minimum to allow for the construction of individual row houses and townhouses (another form of missing middle housing).
 - i. Townhomes are inherently more affordable. In 2021, the average single family home in the Gainesville MSA sold for \$299,600 while the average townhome sold for \$147,500 during the same period. Our code currently allows large scale developers to build row houses and townhomes in these zoning districts, but does not allow a homeowner to build one row house. This doesn't make sense. Also, many of the historic structures in these zoned areas have zero foot setbacks already.



Proposal 8: Small scale missing middle row houses/townhouses that could be allowed in U4 to U7 Transect zones with a change to a zero foot interior lot setback. They can currently be built by large scale developers in these zoned areas but not by an individual homeowner. This **would not be allowed** in the new Neighborhood Residential zoning category (Formerly single family zoning).



Proposal 8: Small scale missing middle row houses/townhouses that could be allowed in U4 to U7 Transect zones with a change to a zero foot interior lot setback. They can currently be built by large scale developers in these zoned areas but not by an individual homeowner. This **would not be allowed** in the new Neighborhood Residential zoning category (Formerly single family zoning).



Proposal 5 - Allow Cottage/bungalow/tiny home neighborhoods. Here is an example of a tiny home neighborhood in Tampa



Proposal 5 - Allow Cottage/bungalow/tiny home neighborhoods. Here is an example of a cottage neighborhood in the unincorporated Alachua County. These types of developments are allowed in the county, but not in the city.