



City of Gainesville

Department of Sustainable
Development

TO: City Commission

FROM: Department of Sustainable Development

SUBJECT: Description of motions taken by the City Plan Board concerning items LD22- 000041 TCH, LD22 – 000042 TCH, LD22 – 000043 TCH, LD22 – 000044 TCH, LD22 – 000045 TCH

Discussion

At the June 6th 2022 City Plan Board meeting, the City Plan Board heard items pertaining to Exclusionary Items proposals. The City Plan Board made motions on four (4) of the seven (7) scheduled items.

- **LD22-000041 TCH – Neighborhood Scale Multi-Family Use Definition**

At the City Plan Board meeting held on June 6th of 2022, the Plan Board heard a Land Development Code text amendment proposal where the new use "Neighborhood Scale Multi-Family" would be defined. This Land Development Code text amendment would also provide regulations for the development of Neighborhood Scale Multi-family developments that include façade treatment, building orientation, tree preservation, and parking location requirement. The full proposal is listed below:

Proposal: Add language in the definition section Article II Sec. 30-2.1 of the Land Development Code defining NSMs.

Natural resources means the biological, physical, geological and hydrological components of the environment in the City of Gainesville.

Nature parks and public conservation/preservation areas means those lands owned and managed for the protection, preservation, and/or conservation of natural communities, as well as any other public park, preserve, or conservation areas, or the portion of those parks, preserves, or conservation areas, that are established to preserve natural communities. Nature



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parks and public conservation/preservation areas are shown in the Nature Parks and Public Conservation/Preservation Areas District Map that is maintained in the city's GIS map library.

Neighborhood Scale Multi-family (NSM) means a multi-family development comprised of a minimum of two units per building and a maximum of four units per building.

Noise level reduction (NLR) means a measurement standard for the reduction in sound level transmission between the exterior and interior of a structure. NLR standards are used to evaluate the effectiveness or establish requirements of techniques to limit sound transmission in order to prevent or mitigate adverse noise impacts through incorporation of noise attenuation into the design and construction of a structure.

Nonconforming lot means any lot that does not meet the requirements for minimum lot area, lot depth or lot width, for any use, for the zoning district in which such lot is located.

Nonconforming structure means any building or structure that does not meet the applicable zoning district's regulations for dimensions and location, site improvements or development standards.

Proposal: Add language to Article V. - Use Standards section of the Land Development Code to regulate Neighborhood Scale Multi-family within Neighborhood Residential Zoning district.

To provide regulatory language for the neighborhood scale multi-family use, staff proposes to amend the Use Standards section of the Land Development code by adding Neighborhood Scale multi-family (NSM) as a principal use. The new section would provide regulatory language that would mitigate the aesthetics impact of a NSM development and ensure consistency with neighborhood characteristics.



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Sec. 30-5.20. - Neighborhood scale multi-family (NSM)

All NSMs are limited to a minimum of two (2) units per building and a maximum of four (4) units per building. Within the Neighborhood Residential zone:

- A. Development is limited to one building on one lot or parcel created through a recorded and approved subdivision, lot split, lot line adjustment, single lot replatting, or minor subdivision.
- B. Buildings will be limited to a maximum of three (3) stories
- C. 3 -4 unit buildings will provide a façade consistent with the characteristics of a neighborhood.
 - 1. A maximum of two (2) primary entrances are allowed.
 - 2. 30% glazing minimum is required for the first floor with 15% minimum for upper floors.
 - 3. Facades shall not exceed 20 horizontal feet without including at least one of the following elements:
 - a. A window or door
 - b. Awning, canopy or marquee
 - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of three (3) inches.
 - d. Complementary changes in façade materials or texture
- D. Off-street parking is limited to two (2) parking spots in front of the building. Additional parking spaces may be located in the rear.
- E. A minimum of one high quality tree must be provided with the development. The preservation of an existing high-quality tree may substitute this requirement.

Note: NSM as a permitted use would be introduced into the Use Standard Section of the Land Development Code alphabetically. The section numeration would reflect the alphabetical location of NSMs within the other listed uses. As such, the subsequent numeration of the uses after NSMs would be amended to reflect the new numeration order.



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After staff's presentation of the proposal, the City Plan Board made a motion to continue the petition while directing staff to revisit the proposal and clarify language concerning "characteristics of a neighborhood". The City Plan Board also asked staff to amend the proposed regulations to Neighborhood Residential Scale Multi-family in evaluating minimum parking standards and prohibiting parking between the street and the building, revise façade standards with emphasis on corner lots and include building orientation language.

Staff presented the revised recommendation to the City Plan Board on June 23, of 2022. The revised recommendation eliminated language pertaining to "characteristics of a neighborhood" and incorporated language addressing building orientation. However, language addressing side facades and parking remained the same to be more consistent with development patterns of single family detached homes. The revised proposal is listed below:

Sec. 30-5.20. - Neighborhood scale multi-family (NSM)

All NSMs are limited to a minimum of two (2) units per building and a maximum of four (4) units per building. Within the Neighborhood Residential zone:

- A. Development is limited to one building on one lot or parcel created through a recorded and approved subdivision, lot split, lot line adjustment, single lot replatting, or minor subdivision.
- B. Buildings will be limited to a maximum of two (2) stories
- C. 3 –4 unit buildings front façade must meet these requirements:
 - 1. A maximum of two (2) primary entrances are allowed.
 - 2. 30% glazing minimum is required for the first floor with 15% minimum for upper floors.
 - 3. Front facades shall not exceed 20 horizontal feet without including at least one of the following elements:
 - a. A window or door
 - b. Awning, canopy or marquee
 - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of three (3) inches.



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- d. Complementary changes in façade materials or texture
- D. Off-street parking is limited to two (2) parking spots in front of the building between right of way and front facade. Additional parking spaces may be located in the rear.
- E. A minimum of one high quality tree must be provided with the development. The preservation of an existing high-quality tree may substitute this requirement.
- F. The main entrance(s) shall be on the first floor and shall be part of the front façade of the building. The front façade of the building must be facing a street. Buildings must have an entrance on the first floor, however entrances on the second floor may be located to the side or rear of the building.

Note: NSM as a permitted use would be introduced into the Use Standard Section of the Land Development Code alphabetically. The section numeration would reflect the alphabetical location of NSMs within the other listed uses. As such, the subsequent numeration of the uses after NSMs would be amended to reflect the new numeration order.

After staff's presentation of the proposal:

The City Plan Board made a motion to approve petition LD22 – 000041 TCH with three amendments:

1. Specify that the allowed 3-4 units will be units located within the NSM building's exterior walls.
2. On line D. add limitation that development will have no more than one driveway.
3. On C.3, specify that the regulations apply to "street facing facades".

- **LD22-000042 TCH – Occupancy Limit**

The City Plan Board voted to amend the Land Development Code to remove occupancy limits found in Sec. 30-4.10 of the Land Development Code.

- **LD22-000043 TCH – Bedroom Limit Multiplier**

The City Plan Board voted to not change the existing 2.75 bedroom/unit multiplier within the University of Florida Context Zone.



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- **LD22-000044 TCH – Development Compatibility Standards**

The City Plan Board voted Approve Petition LD22-44 TCH with two changes.

1. Throughout, change every phrase “Neighborhood Residential zoning district” to “Single-Family, Residential Low Density, or Neighborhood Residential future land use designation.”
2. In paragraph D.1., insert the words “within exterior walls” after words “six dwelling units.”

- **LD22-000045 TCH Lot Split and Minor Subdivision Standards**

The Plan Board voted to approve Petition LD22-45 TCH.

Respectfully submitted,

Juan Castillo
Planner III