



City of Gainesville

Department of Sustainable
Development

TO: City Commission

FROM: Department of Sustainable Development

SUBJECT: Description of motion taken by the City Plan Board concerning item LD22-000038 TCH Land Use Category Amendment to Single Family Future Land Use

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. This memo pertains to item LD22-000038 TCH Land Use Category Amendment to Single Family Future Land Use.

LD22-000038 TCH – Land Use Category Amendment to Single Family Land Use

At the City Plan Board meeting held on June 6th of 2022, the Plan Board heard a Land Use amendment proposal (item LD22-000038 TCH) where the Single Family Future Land Use designation would be amended and renamed to Neighborhood Residential Future Land Use. The amendment to the Future Land Use amendment also proposed amending language to allow for small scale neighborhood multi-family development of a maximum unit count of 4 per building. The full proposal is listed below:

~~Single-Family (SF)~~ Neighborhood Residential (NR): up to 8 units per acre

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre as well as neighborhood scale multi-family development of no more than four (4) units per building. The ~~Single-Family~~ Neighborhood Residential land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family and neighborhood scale multi-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family and neighborhood scale multi-family dwellings under certain limitations.



City of Gainesville

Department of Sustainable Development

After staff's presentation of the proposal, the City Plan Board made a motion to keep the existing Single Family Future Land Use category and not amend the current Future Land Use Map. The Plan Board voted to recommend that the proposed Neighborhood Residential Land Use Category would instead become a new and separate category with the following language:

Single-Family (SF): Neighborhood Residential (NR): up to 8 units per acre

~~This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. The Single-Family land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.~~

The Neighborhood Residential future land use category allows dwellings at densities up to 8 units per acre. The Neighborhood Residential future land use category identifies those areas within the City that are appropriate for conserving existing neighborhoods and developing new homes.

Residential development within the Neighborhood Residential designation must be a free-standing single-family dwelling, duplex, triplex, or quadruplex. A single-family home is a building with one residential unit enclosed within the building's exterior walls. A duplex is a building with two residential units enclosed within the building's exterior walls. A triplex is a building with three residential units enclosed within the building's exterior walls. A quadruplex is a building with four residential units enclosed within the building's exterior walls.

Development must occur on one lot created through a recorded and approved subdivision plat, lot split, lot line adjustment, single lot replatting, or minor subdivision. The city may not approve development of land that is more than one lot, less than one lot, or unplatted. The maximum number of units allowed on one lot is the area of that lot times the density the land development regulations allow. Setbacks and build-to-lines must be distances measured from the boundaries of the lot. Building coverage standards are a ratio with the area of the lot in the ratio's denominator. Residential development may include only one principal structure and one accessory structure per lot. No accessory structure may contain more than one residential unit.

Land development regulations will further specify gradations of density, specific uses, and performance measures. Land development regulations will specify design standards for residential development which is not a single-family dwelling to ensure every residential building has a facade consistent with a single-family dwelling and is compatible with surrounding buildings.

Land development regulations will specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations will allow home occupations; accessory units in conjunction with residential dwellings; and bed-and-breakfast establishments within certain limitations.



City of Gainesville

Department of Sustainable
Development

Staff continues their initial recommendation: to amend the existing Single Family Future Land Use Category by renaming it to Neighborhood Residential Future Land Use while allowing for neighborhood scale multi-family development of no more than four units per building as a permitted use.

Respectfully submitted,

Juan Castillo
Planner III