

Recommended Changes: Appendix A, Section 3, Exhibit B College Park Special Area Plan (SAP) and Section 6, Exhibit A University Heights Special Area Plan (With Staff and City Plan Board recommended changes)

The recommended changes are shown below in underline and ~~strike through~~.

Appendix A, Section 3, Exhibit B College Park Special Area Plan:

Off-Street Parking Requirements.

Parking Reduction. The minimum off-street parking requirement may be reduced by the amount of on-street parking directly abutting each parcel proposed for development. This provision shall encourage a reduction of off-street paving and result in better use of the property, thus encouraging redevelopment.

Parking Requirements. Except as provided for herein, design requirements for vehicle and bicycle parking shall be in accordance with Article IX of the City of Gainesville Land Development Regulations. Parking may be provided within 600 feet of the building. All parking areas must be clearly defined and must be accessed from a legal driveway connection which meets the requirements of the Land Development Code and the Public Works Engineering Design and Construction Manual.

A. *Multiple-family dwelling.* The number of off-street vehicle and bicycle parking spaces required for multiple-family dwellings located in the Special Area Plan shall be as stipulated in this section. For the purposes of this section, multiple-family is as defined in the City of Gainesville Land Development Regulations.

Automobiles.

Minimum—one parking space per 2 bedrooms.

Maximum—one parking space per bedroom.

Excess—none allowed.

Bicycle.

Minimum—one bicycle parking facility per 2 bedrooms.

B. *Non-residential uses.* No minimum number of parking spaces required except as required by the Americans with Disabilities Act and the Florida Accessibility Code provided herein. Bicycle parking is encouraged and may encroach into the public right-of-way or beyond the build-to line, with approval of the public entity responsible for right-of-way provided, however, that no less than 5 feet of unobstructed sidewalk width and any required tree strip shall be retained.

C. *Existing non-hard surface parking.* The provisions of this section only apply to properties that never required a development plan approval by the City of Gainesville or

Alachua County, or those properties which are exempt from the development approval process or the development pre-dates such requirements. Properties with approved parking plans as required by Land Development Code Sec. 30-56(c)(4), are exempt from the provisions of this section. The property owner shall be responsible for providing proof of a development plan approval by the City of Gainesville. At no time should this section be construed to allow for parking in addition to an approved development plan or allow a property owner to circumvent other required city processes or approvals.

1. *Exemptions.* The City Manager or designee may exempt a property from this subsection upon a finding that the property meets items a, b, and c or that compliance would create an inordinate burden on the landowner as described in item d. of the following:
 - a. The parking area is clearly defined; and
 - b. The parking area is maintained in a safe and neat condition; and
 - c. The parking area does not contribute to run-off of materials which would negatively impact the stormwater system. or,
 - d. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.
2. *Parking Plan.* Each owner of property regulated by this section must provide a parking plan which shall clearly depict:
 - a. The location and extent of the proposed parking area;
 - b. A general circulation plan showing how vehicles will safely access the parking area from a legal driveway connection; and
 - c. The location and type of borders and parking area coverage materials to be used.

The parking plan must be submitted to the Code Enforcement Division. There is no fee for a parking plan submittal and review. Within 90 days of the City Manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed to the specifications and design of this approved parking plan. When the new plan is implemented, the City Manager or designee shall inspect the parking area for compliance.
3. *Borders.* All unpaved parking areas must be clearly delineated with side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood," brick, concrete or similar border materials and shall contain the parking area coverage materials onsite.

- a. Plant borders shall be a one-gallon minimum size at the time of planting, and spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
 - b. Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3 ½ inches wide by 3 ½ inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.
 - c. Brick curbing shall be set in a mortar base and shall be a minimum of 3 ½ inches wide by 3 ½ inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.
 - d. Other borders may be approved on a case-by-case basis by the City Manager or designee, provided that the proposed borders clearly delineate the parking area and will contain the parking area coverage materials on the site. All parking plans shall include a full description, including specifications of the proposed border.
4. Parking area coverage material. All unpaved parking areas must be covered and maintained with gravel, wood chips, mulch, leaves, or other parking area coverage materials within the defined parking area as specified below:

Number of parking spaces	Permitted parking area coverage material
1-4 spaces	<ul style="list-style-type: none"> • <u>Mulch,</u> • <u>wood chips,</u> • <u>leaves,</u> • <u>pine needles,</u> • <u>gravel, or</u> • <u>pervious pavement materials, such as pavers, approved by the Public Works Department</u>
5 or more spaces	<ul style="list-style-type: none"> • <u>Gravel, or</u> • <u>pervious pavement materials, such as pavers, approved by the Public Works Department.</u>

- a. Where mulch, wood chips, or leaves are used, they shall cover the entire surface of the contiguous parking area with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetation.
- b. Where gravel is used, it shall cover the entire surface of the contiguous parking area with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area shall be rock, crushed stone, or recycled crushed concrete and must be maintained in good condition.
- c. Use of pervious and/or similar permeable pavement materials shall be allowed subject to the review and approval by the Public Works Department prior to use.
- d. Grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an parking area coverage material.
- e. Other types of parking area coverage materials may be used on a case-by-case basis upon approval by the City Manager or designee. The parking area coverage material shall be clearly stated on the submitted parking plan and approved by the City Manager or designee prior to its use. The proposed coverage material shall cover the entire surface of the contiguous parking area, be distributed evenly within the borders, and shall be free of bare spots and vegetation.
- f. Notwithstanding the provisions of a.- f., an owner/developer may elect to use paving (impervious surface) to meet these requirements. However, such paving shall meet the applicable requirements Land Development Code and the Public Works Engineering Design and Construction Manual.

5. *Parking area lease prohibition.* No parking area regulated by this section may be leased, rented or otherwise provided for consideration, except as consistent with Sec. 30-329(i). This prohibition shall not apply to leasing of parking to tenants that occupy the same development where the parking spaces are located.
6. *Major university-related event days.* Off-street parking outside of the boundaries of the approved parking plan regulated by the subsection will be allowed on the day of major university-related events as determined by the City Manager or designee, such as University of Florida commencement programs and University of Florida home football games.
7. *Enforcement.* If a property is found by the City Manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the City Manager or designee, or if a parking plan has not been timely submitted, the owner of that property may be required to submit to the City Manager or designee a new, modified parking plan which is in compliance with the requirements of this section. The modified parking plan for the non-compliant property must be received by the City Manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 60 days of the City Manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed to the specification and design of this approved parking plan. When the new plan is implemented, the City Manager or designee shall inspect the parking area for compliance.

Appendix A, Section 6, Exhibit A University Heights Special Area Plan:

II. Administration

- A. *Required Compliance.* All new commercial, office, mixed-use and multi-family development (including single-family attached rowhouses) shall be required to comply with this Special Area Plan. Development which meets the criteria specified in subsection F. *Parking*: 2. *Existing Parking*, shall be required to comply with the provisions of F. *Parking* where indicated, in that subsection.

F. *Parking*:

1. *Parking Requirements* Parking shall be provided as necessary to meet the requirements of the Americans with Disabilities Act and Florida Accessibility Code. All parking areas must be clearly defined and must be accessed from a legal driveway connection which meets the requirements of the Land Development Code and the Public Works Engineering Design and Construction Manual.

Other than ADA and FAC, there shall be no minimum auto parking requirement, except bicycle parking, which shall be provided as specified by Sec. 30-332. There shall be a maximum auto parking allowance of 1 parking space per 400 sq ft of gross floor area.

2. *Existing Parking* The provisions of this section only apply to properties that never required a development plan approval by the City of Gainesville or Alachua County, or those properties which are exempt from the development approval process or the development pre-dates such requirements. The property owner shall be responsible for providing proof of a development plan approval by the City of Gainesville or Alachua County. At no time should this section be construed to allow for parking in addition to an approved development plan or allow a property owner to circumvent other required city processes or approvals.

- a. *Exemptions.* The City Manager or designee may exempt a property from this subsection upon a finding that the property meets items 1, 2, and 3 or that compliance would create an inordinate burden on the landowner as described in item 4. of the following:

1. The parking area is clearly defined; and
2. The parking area is maintained in a safe and neat condition; and
3. The parking area does not contribute to run-off of materials which would negatively impact the stormwater system. or,

4. The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.

b. *Parking Plan.* Each owner of property regulated by this section must provide a parking plan which shall clearly depict:

- a. The location and extent of the proposed parking area;
- b. A general circulation plan showing how vehicles will safely access the parking area from a legal driveway connection; and
- c. The location and type of borders and parking area coverage materials to be used.

The parking plan must be submitted to the Code Enforcement Division. There is no fee for a parking plan submittal and review. Within 90 days of the City Manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed to the specifications and design of this approved parking plan. When the new plan is implemented, the City Manager or designee shall inspect the parking area for compliance.

c. *Borders* All unpaved parking areas must be clearly delineated with side borders of plants, pressure treated landscape timbers, railroad ties, pressure treated wood, composite "plastic wood," brick, concrete or similar border materials and shall contain the parking area coverage materials onsite.

1. Plant borders shall be a one-gallon minimum size at the time of planting, spaced no greater than 36 inches apart. Plants shall be a minimum of 12 inches high when planted and shall be maintained at no less than 12 inches high.
2. Wood borders shall be pressure treated or be treated to prevent the decomposition of the wood when the wood is applied to the ground surface. The minimum size of any wood borders or composite plastic wood borders shall be 3 ½ inches wide by 3 ½ inches high and shall be continuous around the border. Multiple pieces can be stacked to achieve the required size. Where railroad ties are used, the ties shall be structurally sound and fully intact and shall be continuous around the border. All wood borders or composite plastic wood borders must be affixed to the

ground by driving a metal stake through the wood/plastic into the ground. At least two stakes must be driven into each wood or composite plastic wood border segment. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the wood/plastic.

3. Brick curbing shall be set in a mortar base and shall be a minimum of 3 ½ inches wide by 3 ½ inches high. Concrete curbing may be pre-cast, formed or machine extruded and shall be a minimum of six inches wide by six inches high and consist of a concrete mix with a minimum strength of 3,000 pounds per square inch. Brick and concrete curbing shall be continuous around the border. Pre-cast concrete curbing must be affixed to the ground by driving a metal stake through the curbing into the ground. At least two stakes must be driven into each piece of pre-cast concrete. The distance between stakes shall not be more than four feet. The metal stake must be a minimum of three-eighths of an inch in diameter and driven a minimum of 12 inches below the ground surface. The metal stake must be driven flush with the surface of the curbing.

4. Other borders may be approved on a case-by-case basis by the City Manager or designee, provided that the proposed borders clearly delineate the parking area and will contain the parking area coverage materials on the site. All parking plans shall include a full description, including specifications of the proposed border.

d. *Parking Area Coverage Material* All unpaved parking areas must be covered and maintained with gravel, wood chips, mulch, leaves, or other parking area coverage materials within the defined parking area as specified below:

Number of parking spaces	Permitted parking area coverage material
1-4 spaces	<ul style="list-style-type: none"> • Mulch, • wood chips, • leaves, • pine needles, • gravel, or • pervious pavement materials, such as pavers,

	<u>approved by the Public Works Department</u>
<u>5 or more spaces</u>	<ul style="list-style-type: none"> • <u>Gravel, or</u> • <u>pervious pavement materials, such as pavers, approved by the Public Works Department.</u>

1. Where mulch, wood chips, or leaves are used, they shall cover the entire surface of the contiguous parking area with a layer that is at least two inches thick. They shall be distributed evenly within the borders and shall be free of bare spots and vegetation.
2. Where gravel is used, it shall cover the entire surface of the contiguous parking area with a layer that is at least one inch thick. The gravel shall be evenly distributed within the borders and shall be free of bare spots and vegetation. The material used for a gravel parking area shall be rock, crushed stone, or recycled crushed concrete and must be maintained in good condition.
3. Use of pervious and/or similar permeable pavement materials shall be allowed subject to the review and approval by the Public Works Department prior to use.
4. Grass clippings, canvas, plastic sheets, poly sheets, or other similar rolled sheeting shall not be used as an parking area coverage material.
5. Other types of parking area coverage materials may be used on a case-by-case basis upon approval by the City Manager or designee. The parking area coverage material shall be clearly stated on the submitted parking plan and approved by the City Manager or designee prior to its use. The proposed coverage material shall cover the entire surface of the contiguous parking area, be distributed evenly within the borders, and shall be free of bare spots and vegetation.
6. Notwithstanding the provisions of 1.- 5., an owner/developer may elect to use paving (impervious surface) to meet these requirements. However, such paving shall meet the applicable requirements of the Land Development Code and the Public Works Engineering Design and Construction Manual.

e. Parking Area Lease Prohibition. No parking area regulated by this

section may be leased, rented or otherwise provided for consideration, except as consistent with Sec. 30-329(i). This prohibition shall not apply to leasing of parking to tenants that occupy the same development where the parking spaces are located.

f. *Major University-Related Event Days.* Off-street parking outside of the boundaries of the approved parking plan regulated by the subsection will be allowed on the day of major university-related events as determined by the City Manager or designee, such as University of Florida commencement programs and University of Florida home football games.

g. *Enforcement.* If a property is found by the City Manager or designee to not be in compliance with one or more of the provisions of the existing parking plan for that property, as approved by the City Manager or designee, or if a parking plan has not been timely submitted, the owner of that property may be required to submit to the City Manager or designee a new, modified parking plan which is in compliance with the requirements of this section. The modified parking plan for the non-compliant property must be received by the City Manager or designee within 30 days of the owner's receipt of a written request for the new parking plan. Within 60 days of the City Manager or designee's approval of the new parking plan, the new plan shall be implemented and the parking area shall be constructed to the specifications and design of this approved parking plan. When the new plan is implemented, the City Manager or designee shall inspect the parking area for compliance.

23. *Off-Street Surface Parking Lots* Off-street surface parking lots as a principal use are prohibited.

34. *Structured Parking Lot Placement* Parking structures (or parking portions of mixed-use structures) shall be set back a minimum of 30 ft from the property lines of all adjacent streets. "Liner buildings" shall be placed between parking structures and the lot frontage. The liner building shall have a height greater than or equal to the parking structure or parking portions of mixed-use structures. Liner buildings shall be no less than 2 stories or 34 ft in height. Liner buildings may be detached form or incorporated into parking structures. A point of entry is allowed on side streets. When the size of the parcel would prohibit the development of a liner building between the parking structure and the lot frontage of all adjacent streets, the liner building must be placed along the more primary street frontage and along other frontages only where feasible. The more primary street shall be decided by the planning and development services

department staff and approved by the appropriate reviewing board. Building facade and landscaping enhancements will be required on all other frontages to ensure that there will be no blank walls along street frontages. In instances where full-height liner buildings or liner portions of mixed-use buildings are infeasible, the liner may be limited to first-story retail, office or residential use (as appropriate under applicable zoning).

- 45.** *Access to Off-Street Parking* All motor vehicle surface parking shall be located in the rear or interior side of the building, or both, with rear encouraged. No surface parking area shall extend for a width of more than 70 ft along any street frontage without a building, outdoor cafe, or a vertically prominent and articulated pedestrian-oriented feature interrupting the parking streetscape. Surface parking shall not occupy lots which terminate a street vista.

Alleys, when present, shall be the primary source of access to off-street parking, although the City Manager or designee may make an exception for access to structured parking, which may be better served by a side street.

Alleys may be incorporated into parking lots as a standard drive aisle. Access to all properties adjacent to the alley shall be maintained. Access between parking lots across property lines is also encouraged.

In blocks without alleys, mid-block buildings may develop before corner buildings. Access to the side street may not be possible because of the corner building being set back. A driveway from the frontage street may be granted by the City Manager, designee, or appropriate reviewing board. Once corner sites redevelop and allow access to side streets, the City may require the driveway on the frontage street to be removed. Corner lots that have both rear and side access shall access parking through the rear (see diagram). Garages shall always be accessed from the alley and located in the rear of the lot, when possible.

- 56.** *Garages where Alleys are Not Present* If no alleys exist, then garage door(s) shall be positioned no closer to streets, squares or parks than 20 ft behind the principal plane of the building frontage. Garages facing streets, squares or parks are limited to one car width. However, 2-car garages are allowed, where alleys are not present, so long as the garage is located in the rear of the lot. Doors shall not exceed 10 ft in width.