140820J

Land Development Code Update

City Commission Public Hearing
September 30th

Continuation from June 18, 2015
µ×ÊÕÆ×ÊÉdÇÞd¦ÓÉ×ÊÜdµÊ×ØÔÓØd

140820J

Agenda

- How does the new code support a more citizen-centered Gainesville?
- Review of remaining zoning districts
- Discussion of continued neighborhood outreach and alternative recommendations

140820J

1.

HOW DOES THE CODE SUPPORT A CITIZEN-CENTERED GAINESVILLE?

How does the Code support a citizen–centered Gainesville?

140820J

By improving the efficiency and transparency of the code and process.

How does the Code support a citizen–centered Gainesville?

140820J

By rethinking the organization and presentation of the code so that it is easier to use and more understandable to a potential business owner or a citizen.

How does the Code support a citizen–centered Gainesville?

140820J

By simplifying the implementation side of policy through a new framework.

How does the Code support a citizen–centered Gainesville?

140820J

By making the code more modular and predictable.

Current framework:

140820J

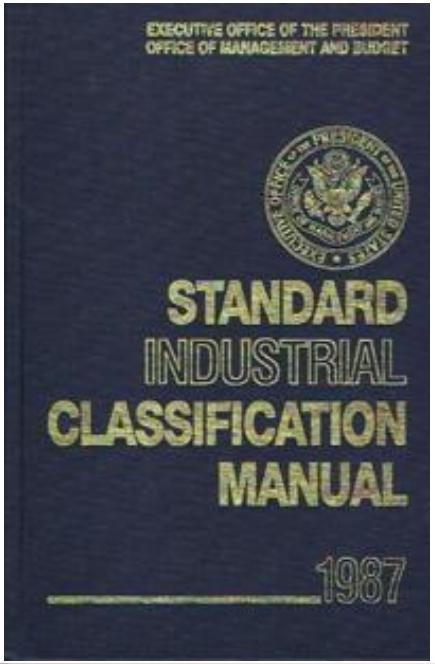
LAND DEVELOPMENT CODE § 30-61

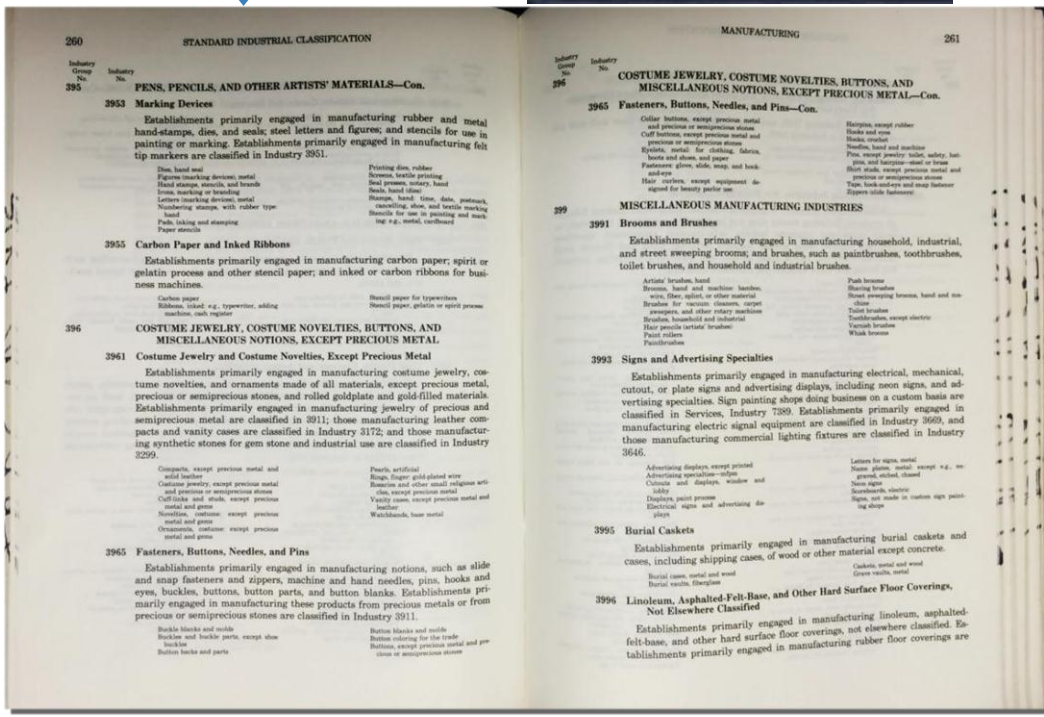
SIC	*Uses*	*Conditions*
MG-72	Personal services	Including funeral services and crematories in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312, heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359); and including disinfecting and pest control services (IN-7342), in accordance with article VI.
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769), and including repair services for household needs as defined in article II
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities and sexually oriented motion picture theaters and motion picture arcades
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding hospitals (GN-806) and rehabilitation centers.
MG-81	Legal services	
MG-82	Educational services	Including private schools in accordance with article VI
MG-83	Social services	Including day care as defined in article II and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in article II
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research, management and related services	Excluding testing laboratories, (IN-8734) and facility support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	

Supp. No. 33, 11-10 CD30:91

City's Code

SIC Manual





260 STANDARD INDUSTRIAL CLASSIFICATION

Industry Group No. 395 — Industry No.

PENS, PENCILS, AND OTHER ARTISTS' MATERIALS—Con.

3953 Marking Devices

Establishments primarily engaged in manufacturing rubber and metal hand-stamps, dies, and seals; steel letters and figures; and stencils for use in painting or marking. Establishments primarily engaged in manufacturing felt tip markers are classified in Industry 3951.

Dies, hand seal
Figures (marking devices), metal
Hand stamps, stencils, and brands
Irons, marking or branding
Letters (marking devices), metal
Numbering stamps, with rubber type band
Pads, inking and stamping
Paper stencils
Printing dies, rubber
Screens, textile printing
Seal presses, notary, hand
Seals, hand (dies)
Stamps, hand: time, date, postmark, cancelling, shoe, and textile marking
Stencils for use in painting and marking: e.g., metal, cardboard

3955 Carbon Paper and Inked Ribbons

Establishments primarily engaged in manufacturing carbon paper; spirit or gelatin process and other stencil paper; and inked or carbon ribbons for business machines.

Carbon paper
Ribbons, inked: e.g., typewriter, adding machine, cash register
Stencil paper for typewriters
Stencil paper, gelatin or spirit process

396 COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS NOTIONS, EXCEPT PRECIOUS METAL

3961 Costume Jewelry and Costume Novelties, Except Precious Metal

Establishments primarily engaged in manufacturing costume jewelry, costume novelties, and ornaments made of all materials, except precious metal, precious or semiprecious stones, and rolled goldplate and gold-filled materials. Establishments primarily engaged in manufacturing jewelry of precious and semiprecious metal are classified in 3911; those manufacturing leather compacts and vanity cases are classified in Industry 3172; and those manufacturing synthetic stones for gem stone and industrial use are classified in Industry 3299.

Compacts, except precious metal and solid leather
Costume jewelry, except precious metal and precious or semiprecious stones
Cuff-links and studs, except precious metal and gems
Novelties, costume: except precious metal and gems
Ornaments, costume: except precious metal and gems
Pearls, artificial
Rings, finger: gold-plated wire
Rosaries and other small religious articles, except precious metal
Vanity cases, except precious metal and leather
Watchbands, base metal

3965 Fasteners, Buttons, Needles, and Pins

Establishments primarily engaged in manufacturing notions, such as slide and snap fasteners and zippers, machine and hand needles, pins, hooks and eyes, buckles, buttons, button parts, and button blanks. Establishments primarily engaged in manufacturing these products from precious metals or from precious or semiprecious stones are classified in Industry 3911.

Buckle blanks and molds
Buckles and buckle parts, except shoe buckles
Button backs and parts
Button blanks and molds
Button coloring for the trade
Buttons, except precious metal and precious or semiprecious stones

MANUFACTURING 261

Industry Group No. 396 — Industry No.

COSTUME JEWELRY, COSTUME NOVELTIES, BUTTONS, AND MISCELLANEOUS NOTIONS, EXCEPT PRECIOUS METAL—Con.

3965 Fasteners, Buttons, Needles, and Pins—Con.

Collar buttons, except precious metal and precious or semiprecious stones
Cuff buttons, except precious metal and precious or semiprecious stones
Eyelets, metal: for clothing, fabrics, boots and shoes, and paper
Fasteners: gloves, slide, snap, and hook-and-eye
Hair curlers, except equipment designed for beauty parlor use
Hairpins, except rubber
Hooks and eyes
Hooks, crochet
Needles, hand and machine
Pins, except jewelry: toilet, safety, hat-pins, and hairpins—steel or brass
Shirt studs, except precious metal and precious or semiprecious stones
Tape, hook-and-eye and snap fastener
Zippers (slide fasteners)

399 MISCELLANEOUS MANUFACTURING INDUSTRIES

3991 Brooms and Brushes

Establishments primarily engaged in manufacturing household, industrial, and street sweeping brooms; and brushes, such as paintbrushes, toothbrushes, toilet brushes, and household and industrial brushes.

Artists' brushes, hand
Brooms, hand and machine: bamboo, wire, fiber, splint, or other material
Brushes for vacuum cleaners, carpet sweepers, and other rotary machines
Brushes, household and industrial
Hair pencils (artists' brushes)
Paint rollers
Paintbrushes
Push brooms
Shaving brushes
Street sweeping brooms, hand and machine
Toilet brushes
Toothbrushes, except electric
Varnish brushes
Whisk brooms

3993 Signs and Advertising Specialties

Establishments primarily engaged in manufacturing electrical, mechanical, cutout, or plate signs and advertising displays, including neon signs, and advertising specialties. Sign painting shops doing business on a custom basis are classified in Services, Industry 7389. Establishments primarily engaged in manufacturing electric signal equipment are classified in Industry 3669, and those manufacturing commercial lighting fixtures are classified in Industry 3646.

Advertising displays, except printed
Advertising specialties—nifty
Cutouts and displays, window and lobby
Displays, paint process
Electrical signs and advertising displays
Letters for signs, metal
Name plates, metal: except e.g., engraved, etched, chased
Neon signs
Scoreboards, electric
Signs, not made in custom sign painting shops

3995 Burial Caskets

Establishments primarily engaged in manufacturing burial caskets and cases, including shipping cases, of wood or other material except concrete.

Burial cases, metal and wood
Burial vaults, fiberglass
Caskets, metal and wood
Green vaults, metal

3996 Linoleum, Asphalted-Felt-Base, and Other Hard Surface Floor Coverings, Not Elsewhere Classified

Establishments primarily engaged in manufacturing linoleum, asphalted-felt-base, and other hard surface floor coverings, not elsewhere classified. Establishments primarily engaged in manufacturing rubber floor coverings are

A simplified interface:

140820J

Section 30-5.16. Permitted Uses within Transect Zones

Buildings in each Transect Zone shall conform to the uses listed in Table V-1. The uses listed shall be conducted within buildings and sites that meet the requirements of this code. No modifications or variances from the requirements of this section shall be allowed. Uses and activities must also conform to the performance of standards in 30-9.45.

Table V - 1: Permitted Uses Within Transect Zones

	See section	T-3	T-4						T-5	T-6
			R	OR	RMU	M1	C	M2		
RESIDENTIAL										
Single family house		P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P
Multiple family, small scale (2-4 units per building)	30-6.19	-	P	P	P	P	P	P	P	P
Multiple family dwelling	30-6.19	-	-	P	P	P	P	P	P	P
Accessory dwelling unit	30-6.41	-	P	P	P	P	P	P	-	-
Adult day care home	30-6.2	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-6.6	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-6.6	-	-	P	P	P	P	P	P	-
Dormitory (small)	30-6.8	-	P	P	P	P	P	P	P	P
Dormitory (large)	30-6.8	-	-	P	P	P	P	P	P	P
Family child care home	30-6.10	P	P	P	P	P	P	P	P	-
NON-RESIDENTIAL										
Alcoholic beverage establishment	30-6.3	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-6.4	-	S	P	P	P	P	P	P	P
Business services		-	-	P	-	P	P	P	P	P
Car wash facilities	30-6.5	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P
Day care center	30-6.7	-	S	P	P	P	P	P	P	P
Drive-through facility	30-6.9	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	-	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	P	P	P	P

DRAFT

140820J

2.

MOVING FORWARD

Review of the remaining zoning districts

Proposed Zoning Districts:

140820J

Urban Core: T-6
Commission consensus

Urban Mixed-Use High: T-5
Commission consensus

Residential Mixed-Use: T-4 RMU
Commission consensus

Urban Mixed-Use 2: T-4 M2

Urban Mixed-Use 1: T-4 M1

Mixed-Use Corridor: T-4 C

Urban Office/Residential: T-4 OR

Urban Residential Low-Density: T-4 R

Urban Mixed-Use 2 (T-4 M2)

140820J

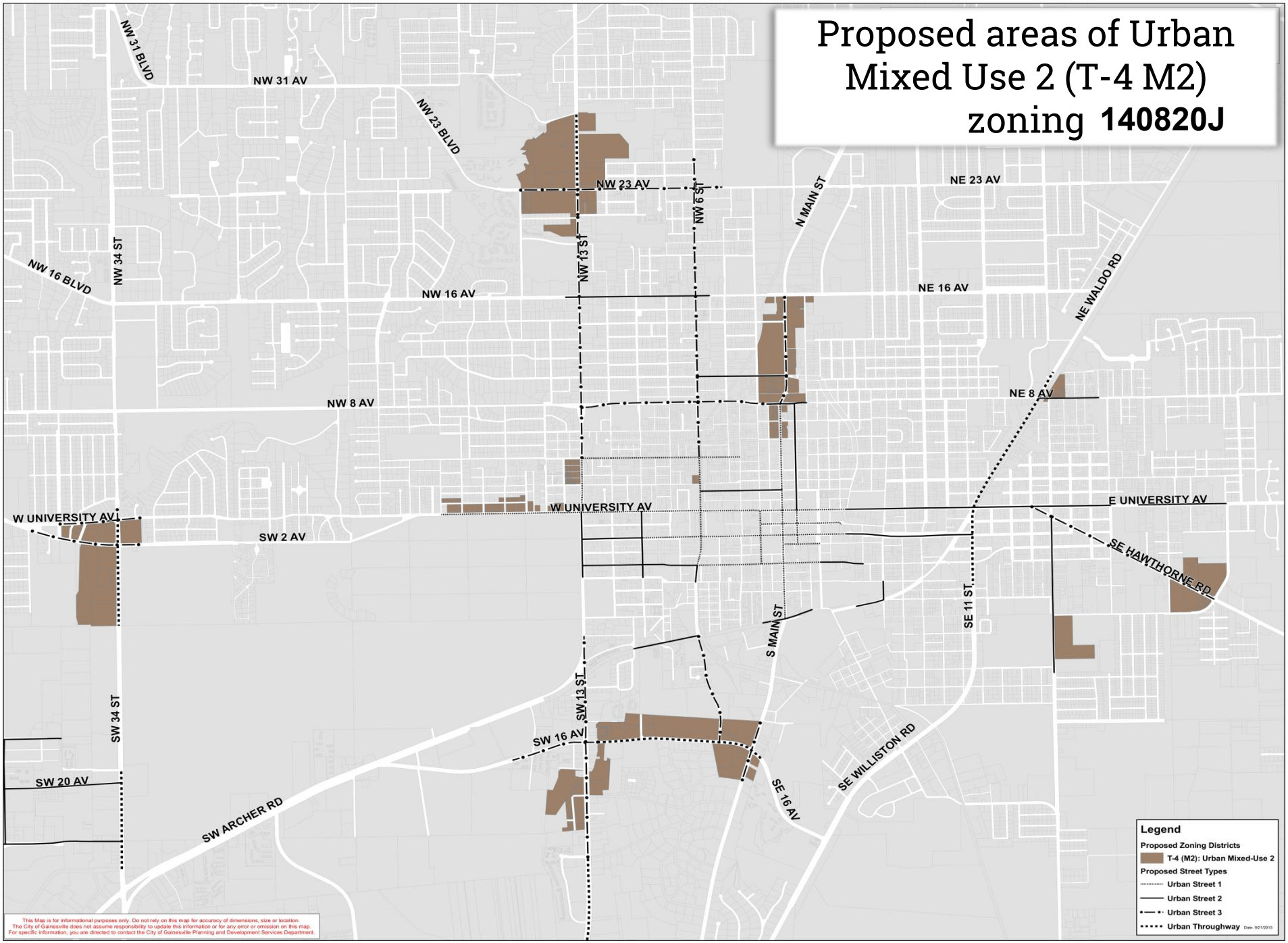
- Located along commercial areas on Main Street, University Avenue, SW 16th Avenue, NW 13th Street, and SW 34th Street.
- Includes a mix of residential, commercial, office, and other non-residential uses.
- Replaces several existing commercial and mixed-use zoning districts.

Urban Mixed-Use 2 (T-4 M2)

140820J

- Existing zoning in the proposed areas of T-4 M2 allows a range of height from 5 to up to 8 stories with a Special Use Permit (SUP).
- Existing residential densities range from 30 up to 100 with a SUP.
- Minimum parking amounts, if any, are set by applicable Special Area Plan.

Proposed areas of Urban Mixed Use 2 (T-4 M2) zoning **140820J**



Urban Mixed-Use 2 (T-4 M2) Recommendations

140820J

Height:

- Plan Board Recommendation: 6 stories (8 with height bonus)
- Alternative Recommendation: 5 stories (6 with height bonus)

Density:

- Plan Board Recommendation: 100 units (125 w/SUP)
- Alternative Recommendation: 60 units (80 w/SUP)

Parking:

- Plan Board Recommendation: None
- Alternative Recommendation: 1 space per 3 bedrooms for residential

Urban Mixed-Use 1 (T-4 M1)

140820J

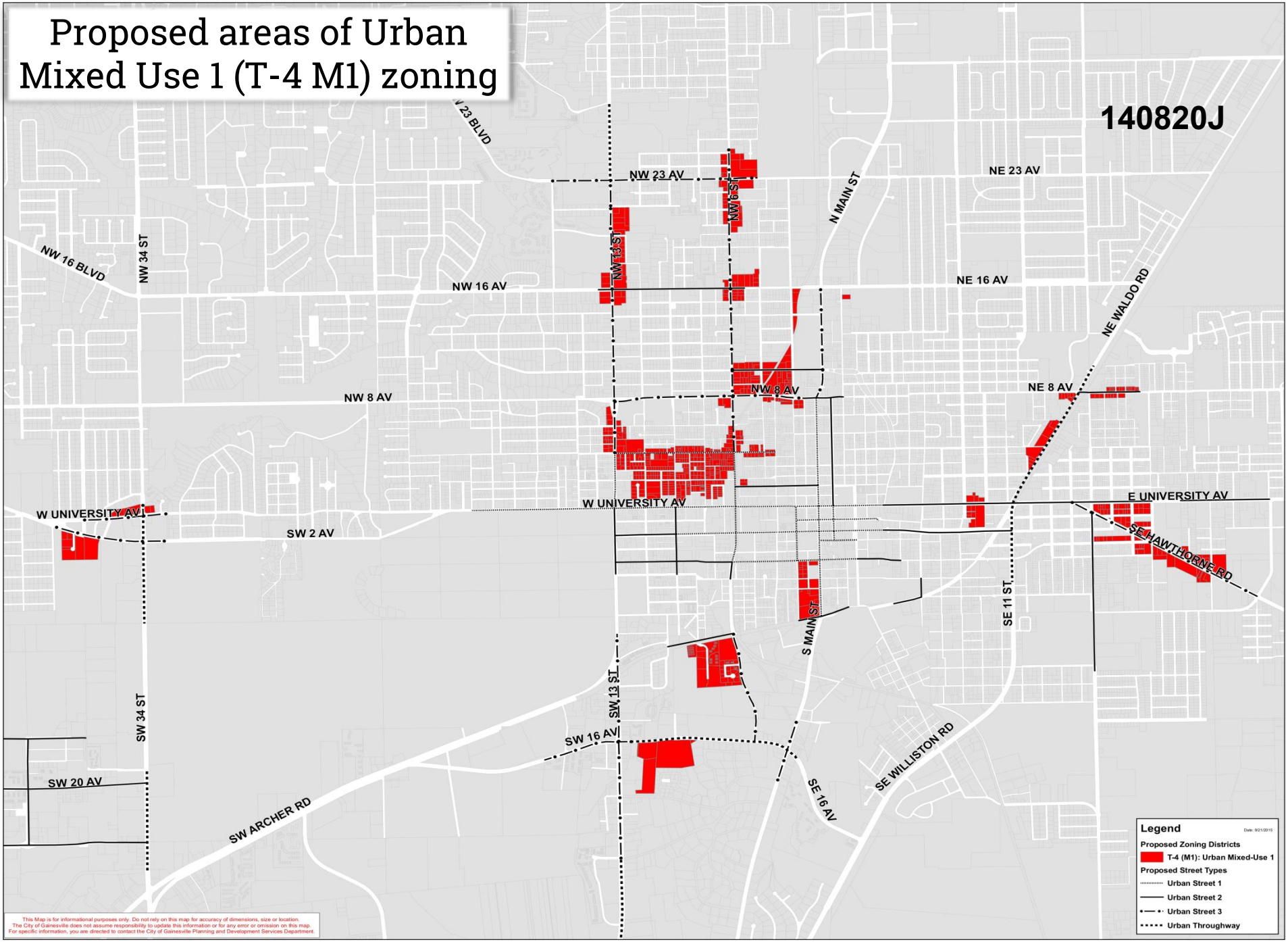
- Includes a mix of residential, commercial, office, and other non-residential uses.
- Replaces several existing commercial, residential, and mixed-use zoning districts.
- Existing zoning in the proposed areas of T-4 M1 allows a range of height from 3 to up to 8 stories with a SUP.

Urban Mixed-Use 1 (T-4 M1)

140820J

- Existing residential densities range from 30 up to 125 with a SUP.
- Minimum parking amounts, if any, are set by applicable Special Area Plan.

Proposed areas of Urban Mixed Use 1 (T-4 M1) zoning



Urban Mixed-Use 1 (T-4 M1) Recommendations

140820J

Height: 4 stories (5 with height bonus)

Density: 50 units (60 with SUP)

Parking:

- Plan Board Recommendation: None
- Alternative Recommendation: 1 space per 3 bedrooms for residential

Urban Mixed-Use 1 (T-4 M1) Recommendations

140820J

Uses:

Allow drive-through facilities as a permitted use*

Allow funeral homes as a permitted use*

Allow microbreweries with a Special Use Permit

Allow indoor recreation as a permitted use*

* Already allowed currently in mixed-use (MU-1) zoning

Mixed-Use Corridor (T-4 C)

140820J

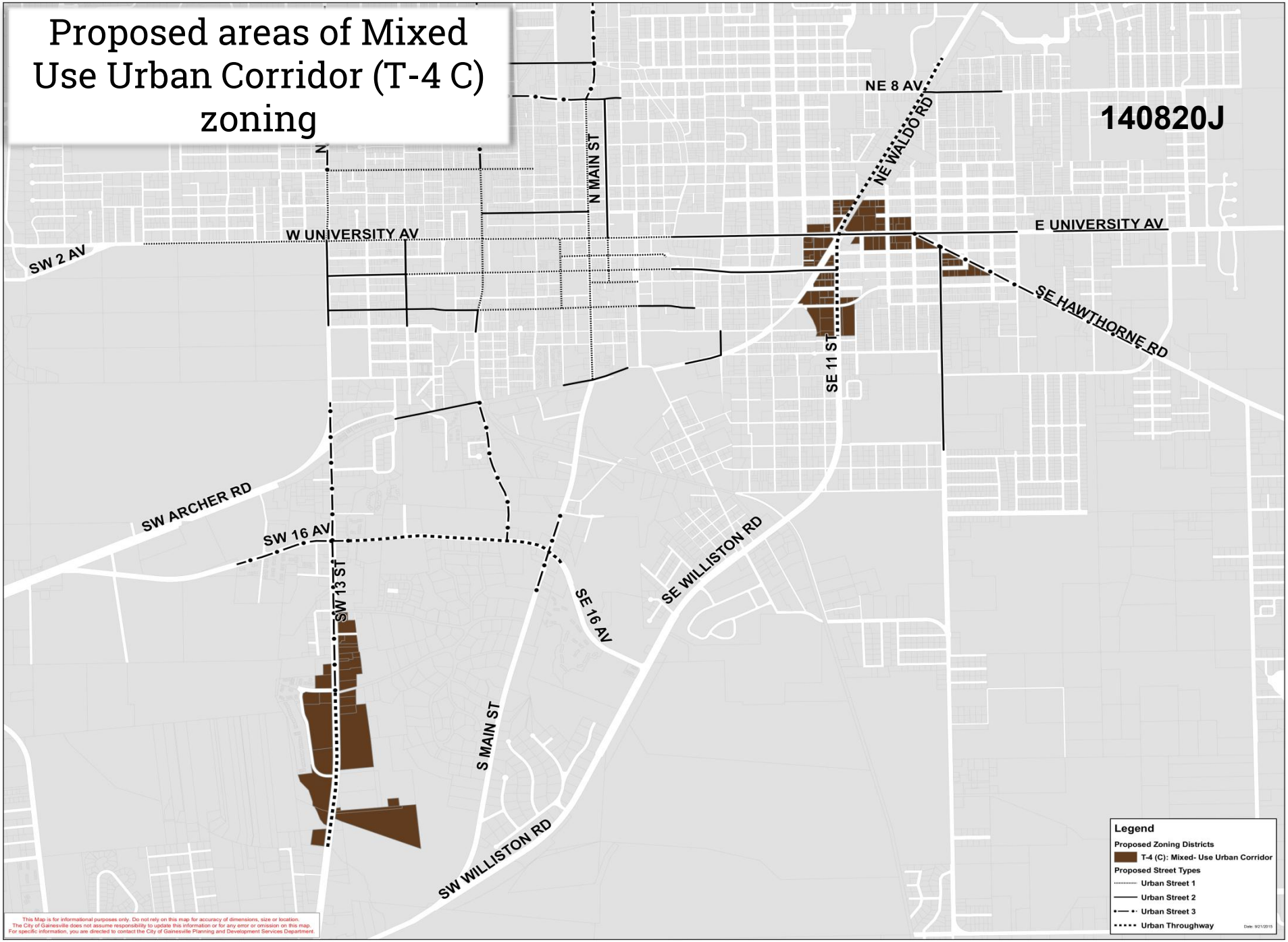
- Located along SW 13th Street and Waldo Road/East University Avenue.
- Includes a mix of residential, commercial, office, automotive uses, and other non-residential uses.
- Replaces several existing commercial and mixed-use zoning districts.

Mixed-Use Corridor (T-4 C)

140820J

- Existing zoning in the proposed areas of T-4 C allows height up to 5 stories.
- Existing residential densities allow up to 30 units per acre.
- Plan Board recommended a minimum parking standard of 25% of the required parking per Code for this zoning district

Proposed areas of Mixed Use Urban Corridor (T-4 C) zoning



Mixed-Use Corridor (T-4 C) Recommendations

140820J

Height: 4 stories (6 with height bonus)

Density: 50 units (60 with SUP)

Parking:

- Parking: 25% of required minimum parking per Code

Urban Office Residential (T-4 OR)

140820J

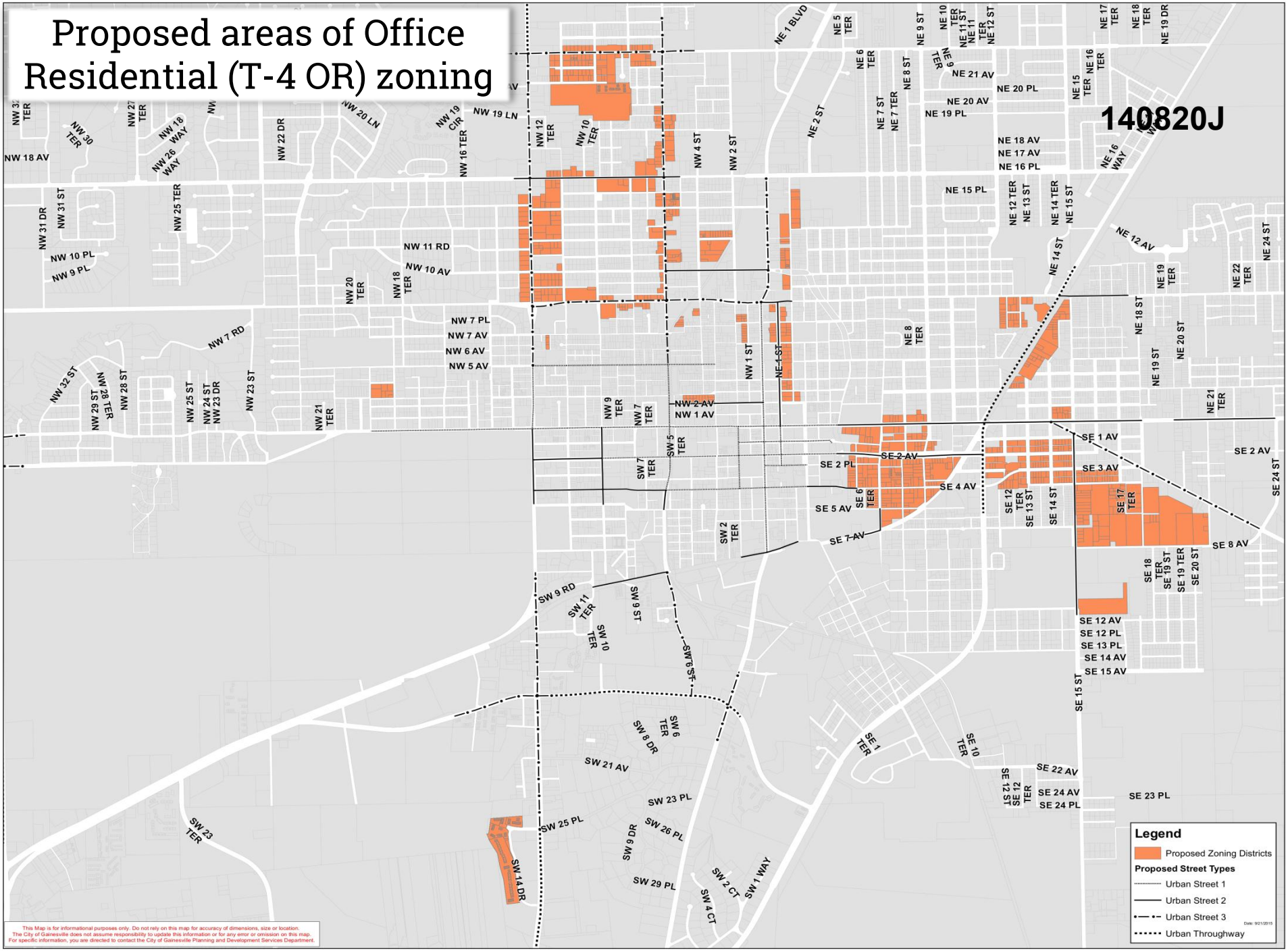
- Allows residential, office uses, and restaurants by SUP.
- Replaces several existing office and multi-family zoning districts.
- Existing zoning in the proposed areas of T-4 OR allows a range of height from 3 to up to 8 stories with a SUP.

Urban Office Residential (T-4 OR)

140820J

- Existing residential densities range from 12 up to 30.
- Minimum parking amounts, if any, are set by applicable Special Area Plan or by code.

Proposed areas of Office Residential (T-4 OR) zoning



Urban Office Residential (T-4 OR) Recommendations

140820J

Height: 3 stories

Density: 20 units

Parking:

- Plan Board Recommendation: None
- Alternative Recommendation: 1 space per 3 bedrooms for residential

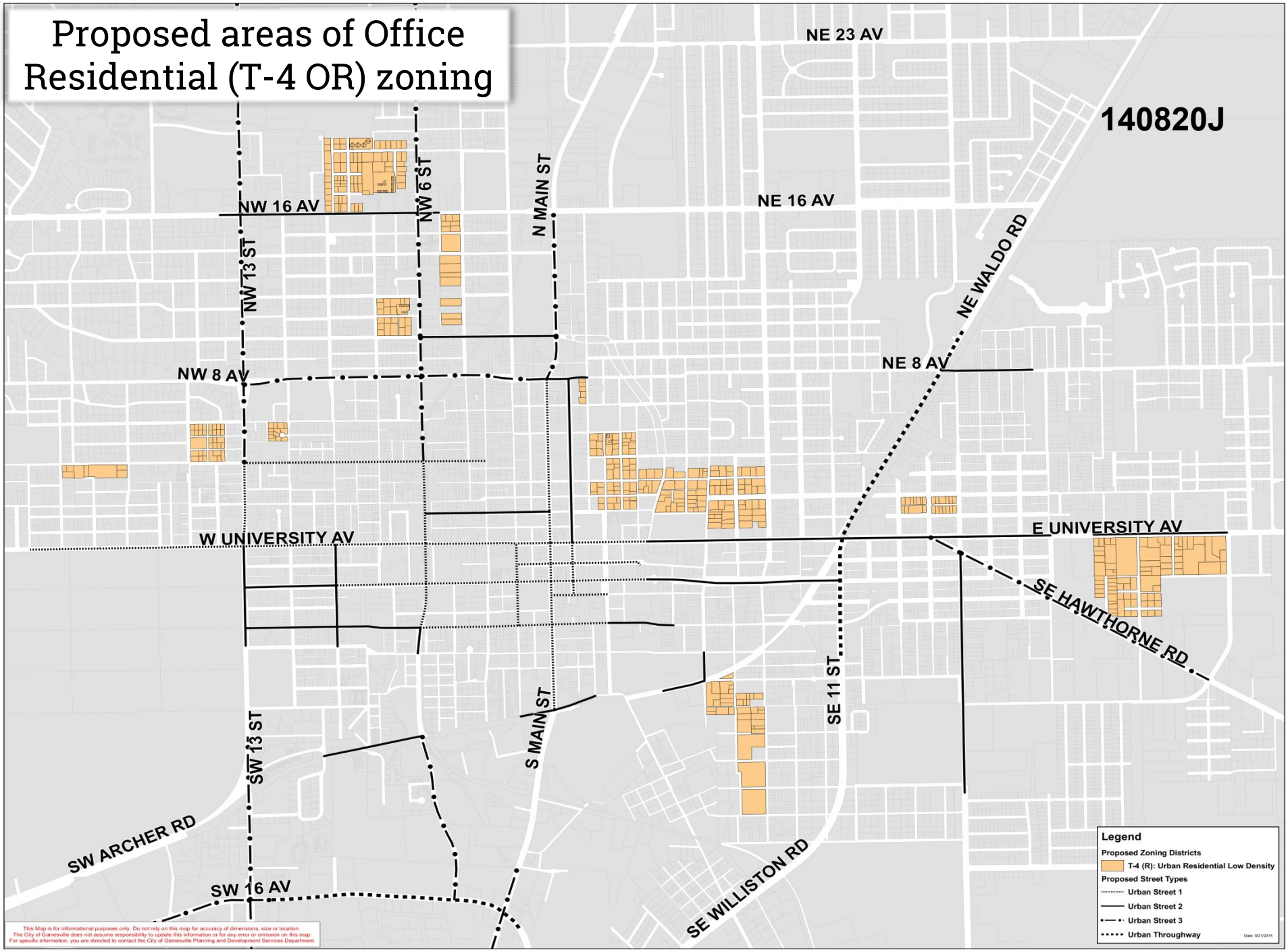
Urban Residential Low-Density (T-4 R)

- Allows residential uses, duplexes, townhomes, etc.
- Replaces several existing multi-family zoning districts.
- Existing zoning in the proposed areas of T-4 R allows height up to 3 stories.

Urban Residential Low-Density (T-4 R)

- Existing residential densities range from 8 up to 21.
- Minimum parking amounts are set by the parking code.

Proposed areas of Office Residential (T-4 OR) zoning



Urban Residential Low-Density (T-4 R) Recommendations

140820J

Height: 3 stories

Density: 15 units

Parking:

- Plan Board Recommendation: Minimum parking standards per Code

140820J

3.

CONTINUING OUTREACH

140820J

Continuing outreach:

NEIGHBORHOOD OUTREACH

- 5th Avenue Neighborhood
- Northeast Neighbors
- College Park
- Area west of College Park

INTERNAL EXTERNAL OUTREACH

- City staff
- City Attorney
- Local engineering firms
- Projects in process and planning

5th Avenue Neighborhood

140820J

- Staff was directed to work with business owners and residents within the 5th Avenue neighborhood to ensure that the proposed zoning would not adversely impact the existing businesses or residents.

5th Avenue Neighborhood

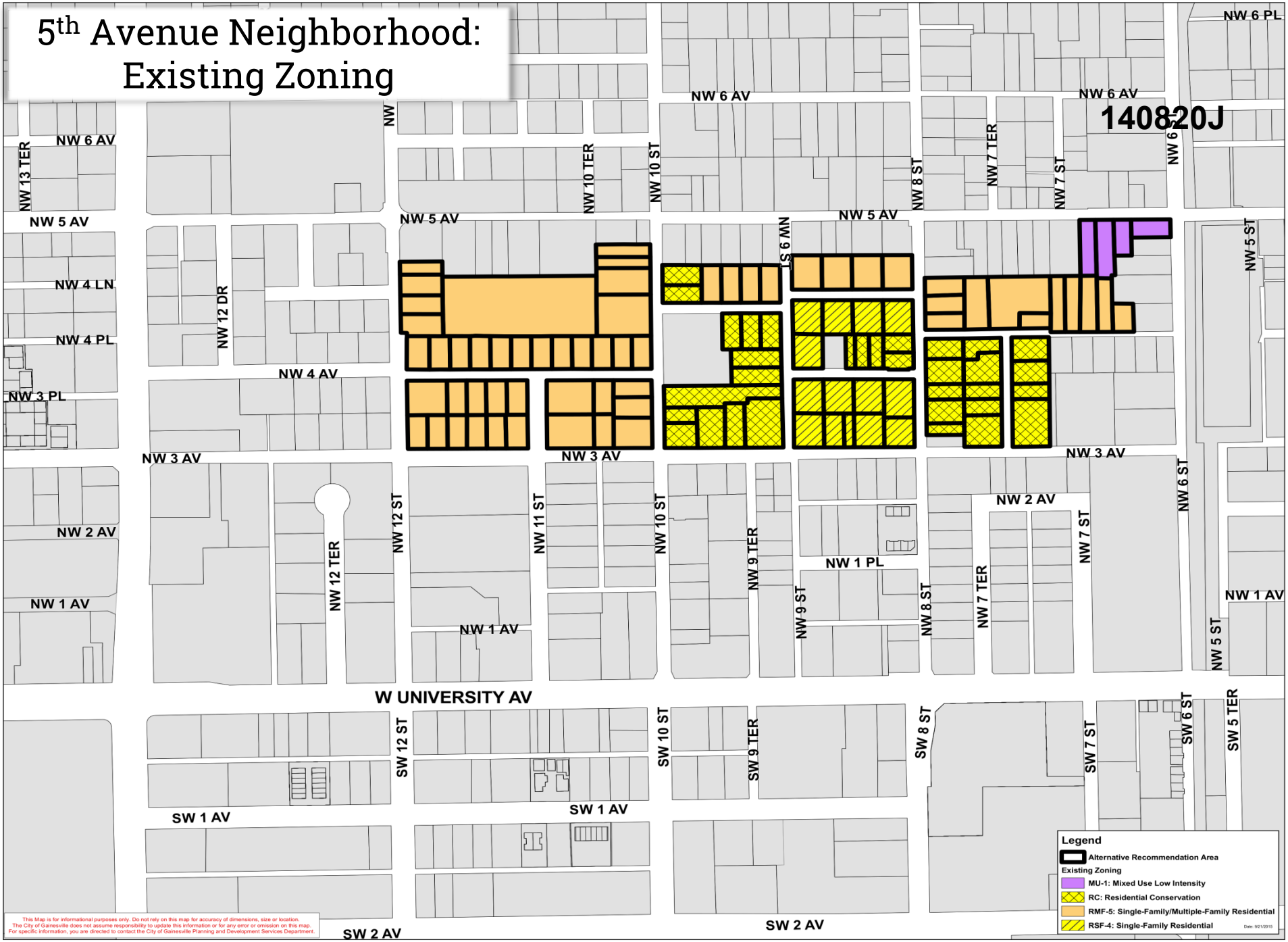
140820J

Neighborhood Responses:

Pro: The Plan Board recommendation would encourage redevelopment and investment.

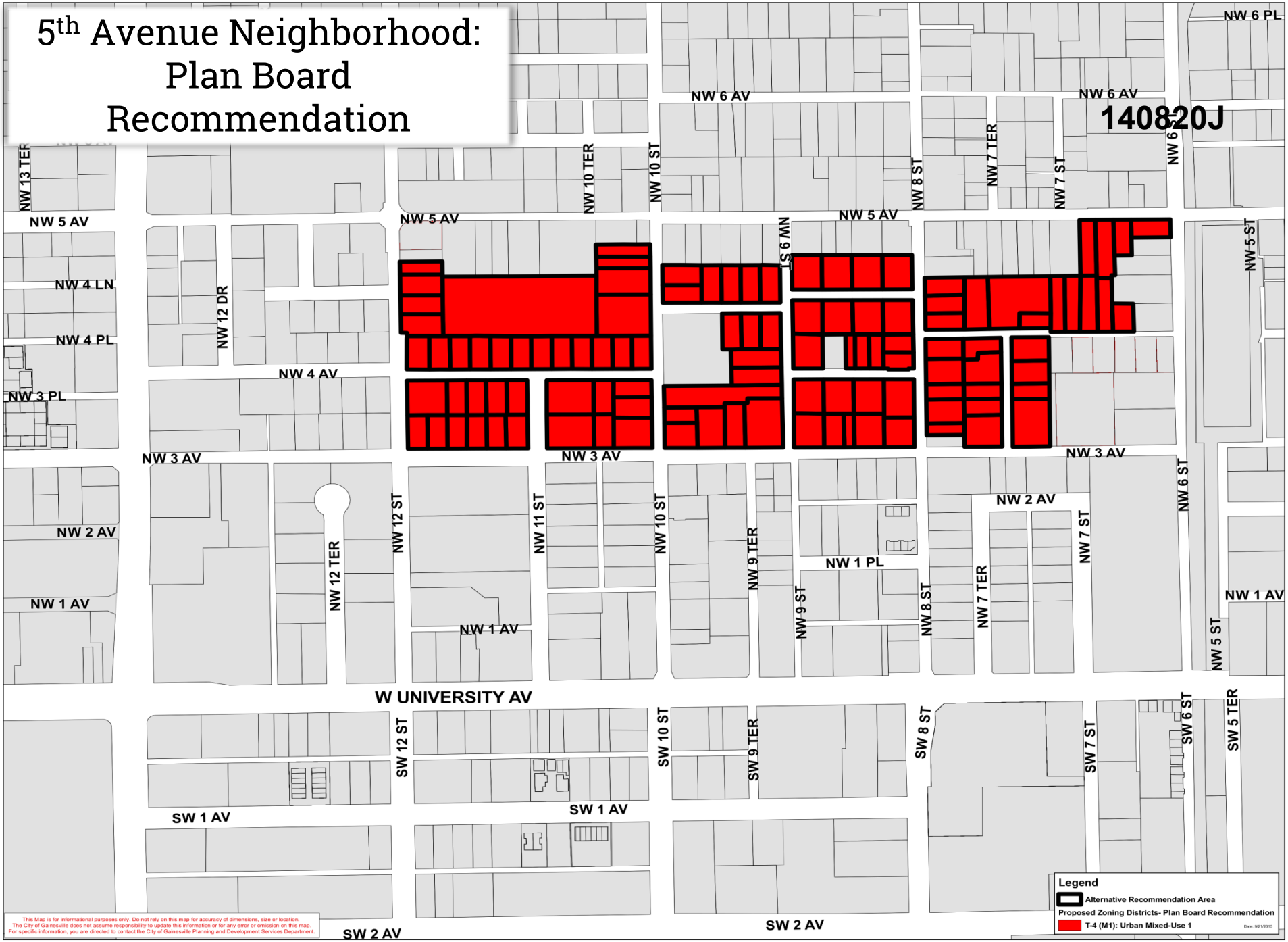
Con: Higher densities will encourage tear downs and displacement of residents.

5th Avenue Neighborhood: Existing Zoning



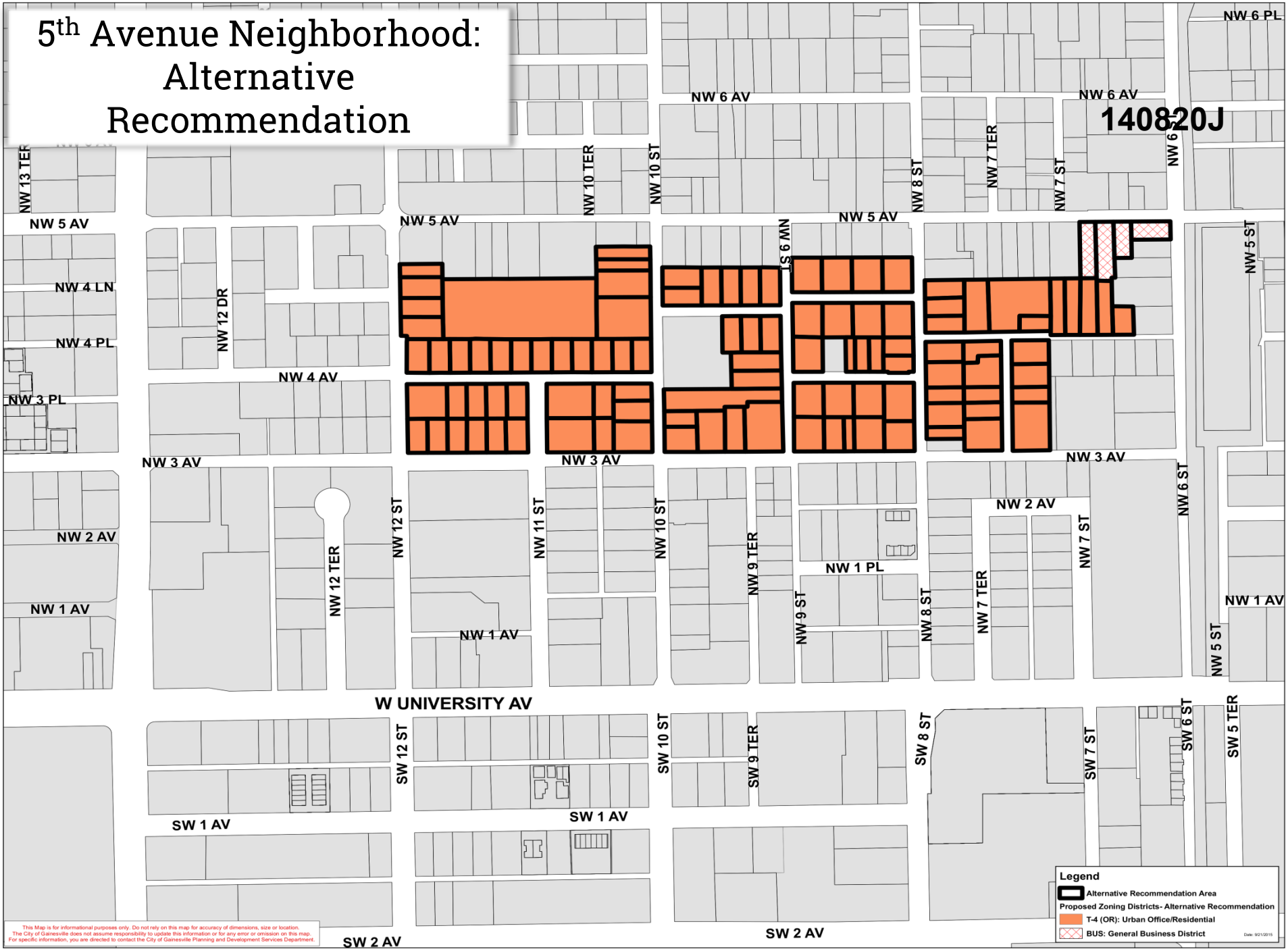
5th Avenue Neighborhood: Plan Board Recommendation

140820J



5th Avenue Neighborhood: Alternative Recommendation

140820J



5th Avenue Neighborhood Recommendations

140820J

- Plan Board Recommendation:
  - T-4 M1 (Urban mixed-use 1):
    - Density: 50 units/ 60 with SUP
    - Height: 4 stories /5 with height bonus

- Alternative Recommendation:
  - T-4 OR (Office residential):
    - Density: 20 units
    - Height: 3 stories

5th Avenue Commercial Area

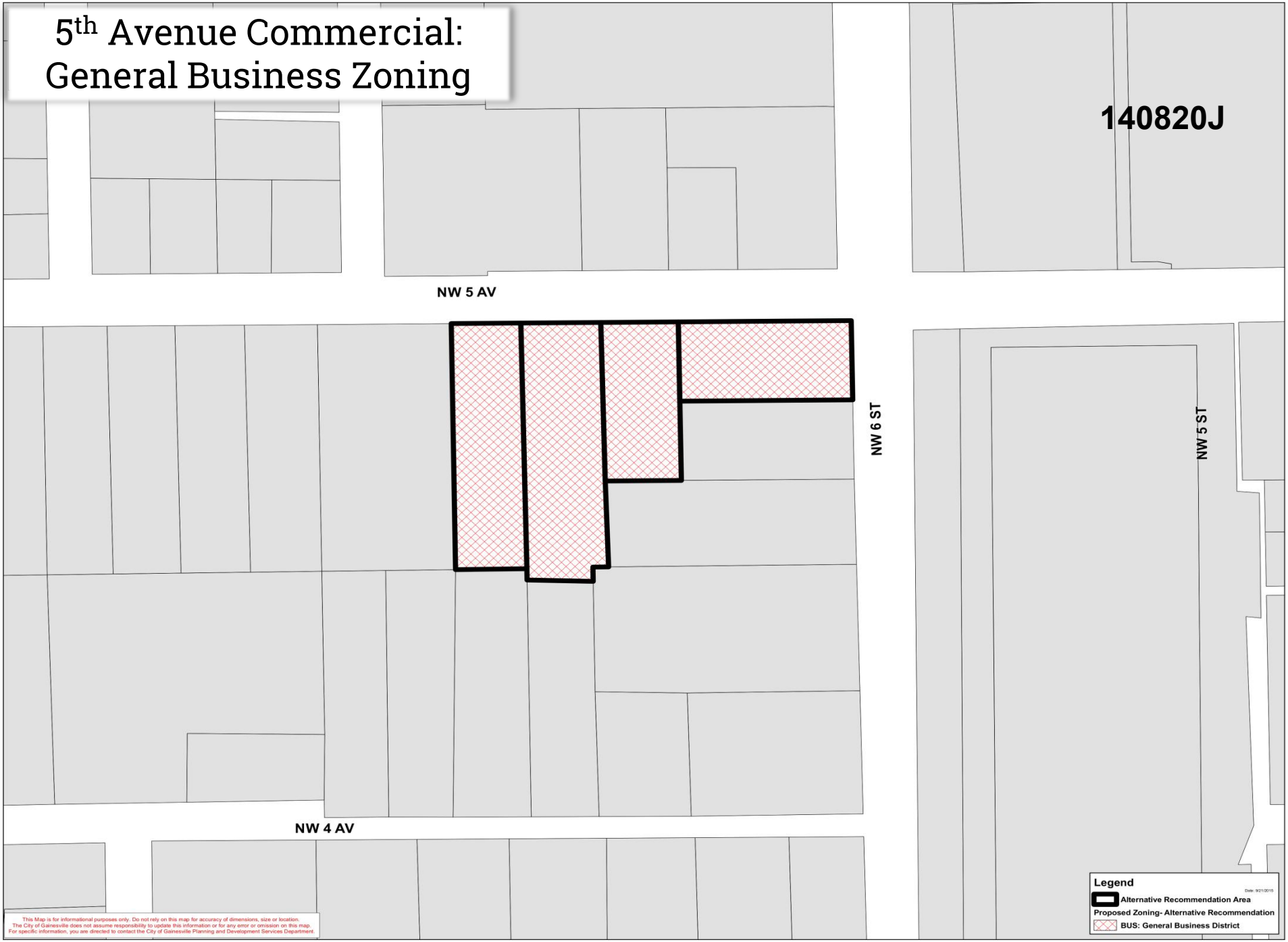
140820J

- Commercial businesses:
  - Duncan Brothers' Funeral Home
  - Safety Cabs

Staff has revised the code so that these uses will remain legal and conforming

Fletcher's Lounge – Legal non-conforming use

5th Avenue Commercial: General Business Zoning



5th Avenue Commercial Area Recommendations

140820J

- Fletcher's Lounge Property:
  - Option 1:
    - Legal conforming use: General Business (BUS) zoning
  - Option 2:
    - Allow alcoholic beverage establishments with SUP in T-4 M1
  - Option 3:
    - Allow legal non-conforming status to continue

Northeast Neighbors

140820J

- Generally located east of NE 9th Street, North of E. University Avenue and west of Waldo Rd.
- Staff met with residents in the area about the proposed zoning.
- Concerns about inclusion of offices into the neighborhood.

Northeast Neighbors: Plan Board Recommendation

140820J

Northeast Neighbors Recommendation

140820J

- Remove this area from consideration for new zoning and leave the existing multi-family zoning in place.

Northeast Neighbors: Alternative Recommendation

140820J

This Map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location.
The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.
For specific information, you are directed to contact the City of Gainesville Planning and Development Services Department.

West College Park Area

140820J

- Generally located east of Hillel Center along West University Avenue (northside) to NW 21st Terrace.

- This area had originally been contemplated for zoning changes but was removed by the plan board and staff due to opposition and concern from residents.

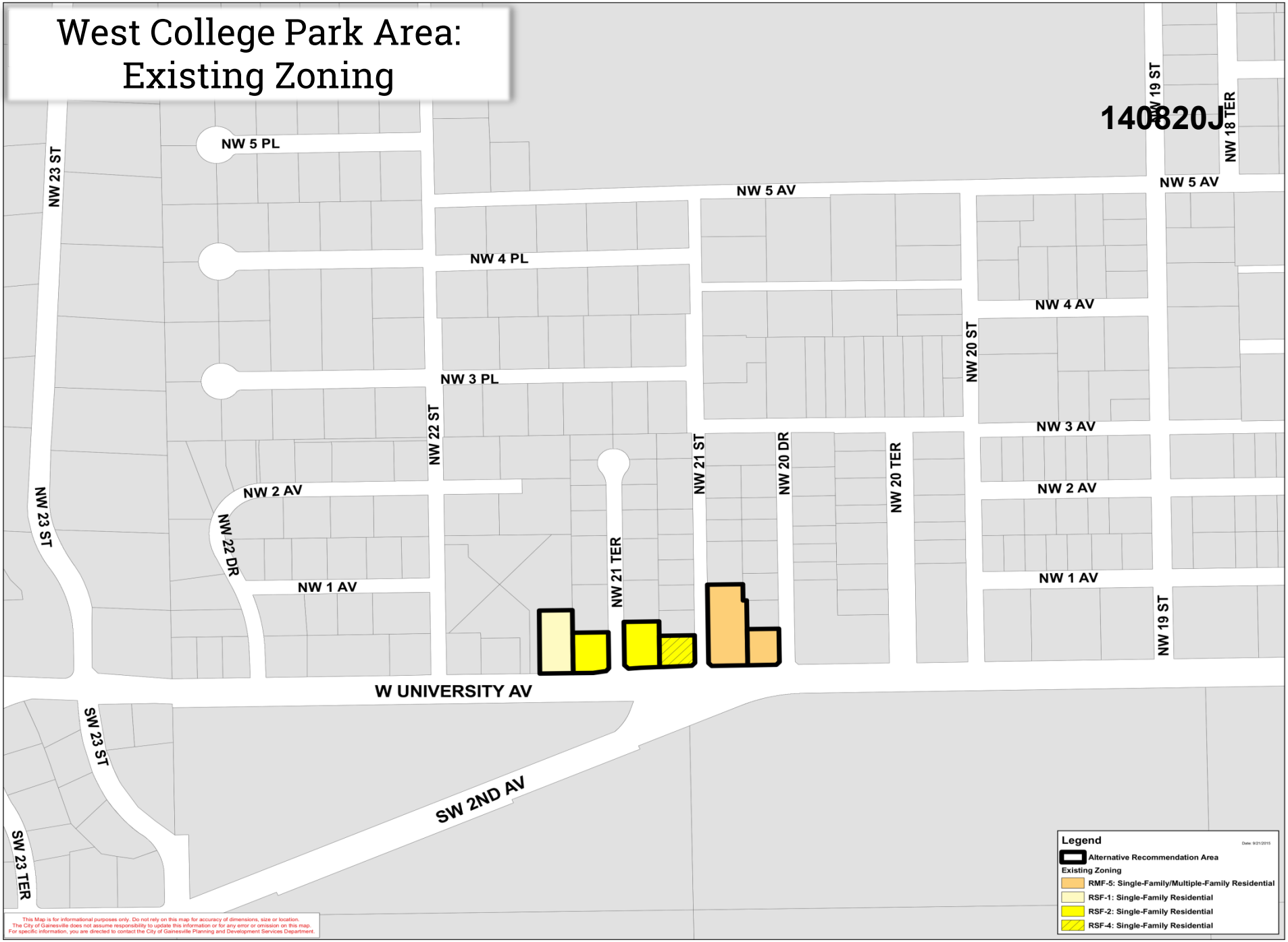
West College Park Area

140820J

- Current zoning: Single-family
- Properties along University Avenue may be better suited for townhomes or duplexes due to proximity to the roadway.

West College Park Area: Existing Zoning

140820J



West College Park Area Recommendation

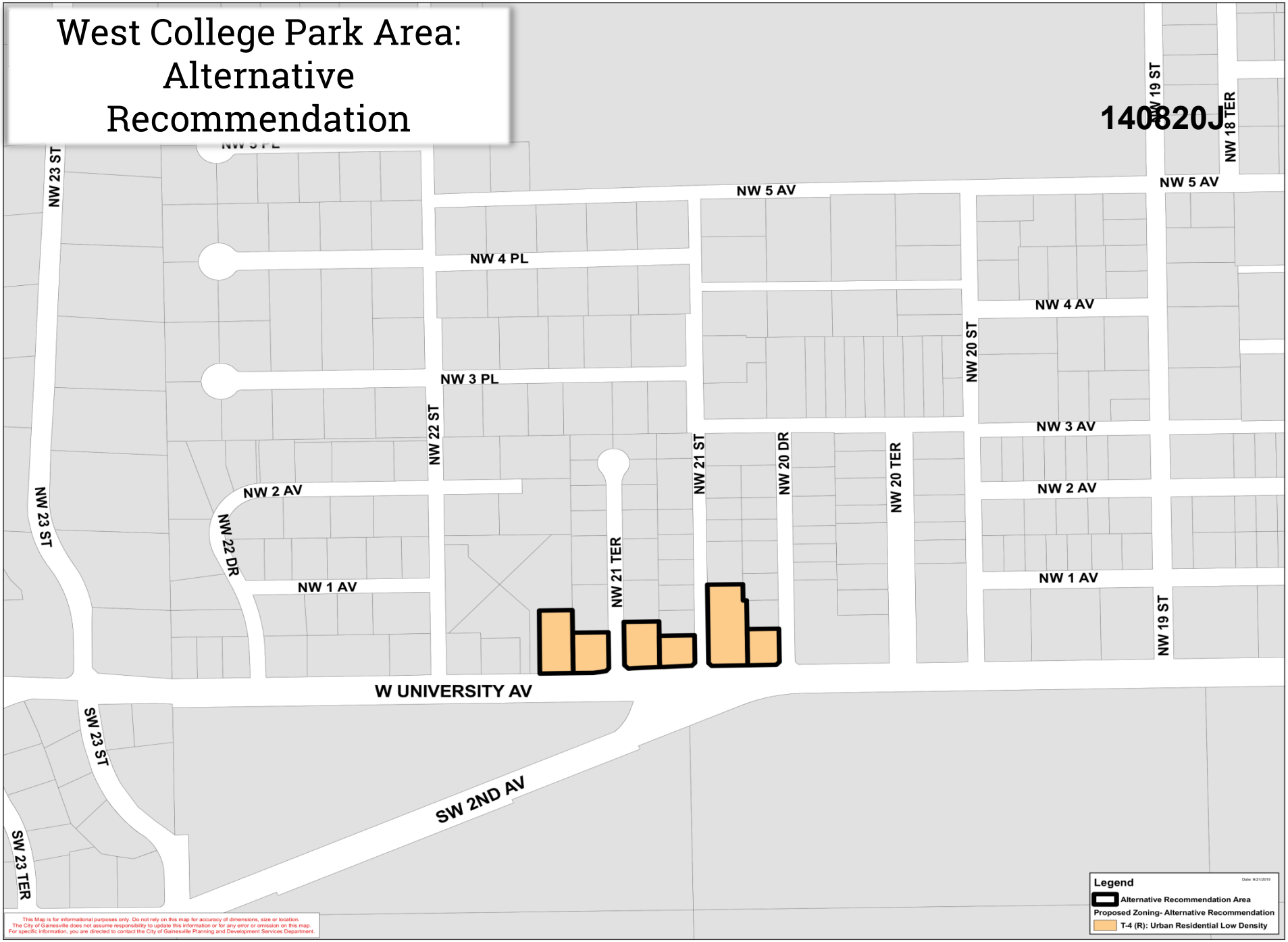
140820J

- Recommendation:
  - T-4 R (Urban Residential Low-Density):
    Density: 15 units
    Height: 3 stories

This would provide a slight increase in density and the ability to have a townhouse or duplex along University Ave for these properties.

West College Park Area: Alternative Recommendation

140820J



Continuing work

140820J

- Staff has begun to evaluate the existing Planned Development zoning process.

Goal:

Create a more understandable, transparent, and streamlined process.

Continuing work

140820J

- Continue to optimize the code to improve organization and readability

Goal:

To increase the accessibility of the code for all citizens.

140820J

4.

PETITIONS

Recommendations

Petitions

140820J

Land Development Code includes the following 4 petitions:

Petition PB-14-40 CPA – Comprehensive Plan changes to establish corresponding land use categories.

Petition PB-14-41 TCH – Text change to the Land Development Code.

Petition PB-14-42 LUC – Land use changes to facilitate corresponding new zoning districts.

Petition PB-14-43 ZON – Zoning changes to implement new zoning districts.

Petitions Recommendations

140820J

Recommendation – The City Commission approve the following petitions and direct staff to begin working with City Attorney to draft the necessary ordinances:

Petition PB-14-40 CPA
Petition PB-14-41 TCH
Petition PB-14-42 LUC
Petition PB-14-43 ZON

Alternative recommendation – The City commission continue the petitions to the November 5th City Commission meeting.