



**City of Gainesville  
Department of Doing**

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**TO: City Plan Board**

**Item Number: 4**

**FROM: Planning & Development Services Department  
Staff**

**DATE: June 27, 2019**

**SUBJECT: Petition PB-18-179 City Plan Board. Amend the permitted uses for the automotive-oriented business district (BA) to include mini-warehouse, self-storage as a permitted use.**

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**Applicant**

CHW, Inc.

**Recommendation**

Approval of PB-18-179.

**Discussion**

This petition is privately initiated by CHW, Inc. and proposes to amend the list of permitted uses within the Automotive-oriented business district (BA) to permit “mini-warehouse, self-storage” as a permitted use. Mini-warehouse/self-storage facilities are characterized by onsite storage units where the principal use is the storage of goods and materials. Mini-warehouses and self-storage facilities serve patrons that require the movement and storage of items via the use of vehicles such as trucks or personal vehicles. Currently, mini-warehouses/self-storage is permitted within enclosed buildings on transect urban zones 8 (U8) and transect urban zone 9 (U9) per Sections 30-4.12 and 30-5.18. Mini-warehouse/self-storage facilities are also permitted by right in mixed use zones business industrial (BI), warehousing and wholesaling (W), limited industrial (I-1), general industrial (I-2) per section 30-4.19 and in the airport facility (AF) special district zone per section 30-4.23.

The BA zoning district is implemented in the Commercial Future Land Use (FLU) category, along with BI and W zoning, both of which allow the use of mini-warehouse/self-storage by-right. Per Policy 4.1.1, the Commercial Land Use category is designed for large scale highway-oriented commercial uses with the scale of use regulated by land development regulations. Mini-warehouse/self-storage is compatible with commercial land use and is consistent with the characteristics associated with uses permitted in commercial land use.

The BA district is established to identify and delineate those commercial land uses involved in automotive sales as well as other large scale commercial uses with similar locational needs. An

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additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses by requiring appropriate buffering, screening, or similar compatibility enhancements, to maintain its harmony with adjacent and surrounding land uses. The addition of mini-warehouse/self-storage to the BA zoning district is consistent with the intent of the BA zoning district which currently allows a variety of other non-automotive commercial uses such as large scale retail, offices, public administration buildings, schools, and veterinary services. The proposed use is generally less intense in terms of noise, traffic, and other compatibility concerns than many of the uses allowed by right within the BA zoning. As a result, it is not anticipated that the addition of this use will result in compatibility concerns with adjacent land uses or within the BA zoned properties within the City. Finally, the addition of this use to the BA zoning district will provide greater consistency of allowable uses between various mixed-use and commercial zoning districts within the City.

Respectfully submitted,



Juan Castillo  
Planner I

**List of Exhibits**

Exhibit A: Proposed amendment to the BA zoning district Sec. 30-4.19

Exhibit B: Current BA zoning location map

Exhibit C: Map showing existing zoning that permit Mini-warehouse/self-storage facilities

Exhibit D: Map showing proposed inclusion of BA into zones that permit mini-warehouse/self-storage facilities

**Exhibit A.** Proposed Amendment to the BA Zoning District Sec. 30-4.19 (*ammendment highlighted*)

|   | Use standards | MU-1 | MU-2 | OR             | OF             | CP | BUS | BA | BT | BI | W | I-1 | I-2 |
|---|---------------|------|------|----------------|----------------|----|-----|----|----|----|---|-----|-----|
| Large-scale retail  |               | -    | P    | -              | -              | -  | P   | P  | P  | P  | - | -   | -   |
| Libraries   |               | -    | P    | -              | -              | P  | -   | -  | -  | -  | P | -   | -   |
| Light assembly, fabrication, and processing                 | 30-5.16       | P    | P    | -              | S              | S  | S   | P  | -  | P  | P | P   | P   |
| Liquor stores   |               | P    | P    | -              | -              | -  | P   | P  | P  | -  | P | -   | -   |
| Medical marijuana dispensing facility                       |               | P    | P    | A <sup>1</sup> | A <sup>1</sup> | S  | P   | P  | P  | P  | P | S   | S   |
| Microbrewery<br>Microwinery<br>Microdistillery <sup>3</sup> | 30-5.17       | S    | P    | -              | -              | -  | P   | -  | P  | P  | P | P   | P   |
| Mini-warehouses, self-storage                               |               | -    | -    | -              | -              | -  | -   | P  | -  | P  | P | P   | P   |
| Museums and art galleries                                   |               | P    | P    | P              | P              | P  | P   | -  | P  | P  | P | -   | -   |
| Offices   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Offices, medical and dental                                 |               | P    | P    | P              | P              | P  | P   | -  | P  | -  | P | -   | -   |
| Outdoor storage, principal use                              | 30-5.19       | -    | -    | -              | -              | -  | -   | -  | -  | S  | P | P   | P   |
| Parking, surface (as a principal use)                       | 30-5.20       | -    | S    | -              | -              | -  | S   | P  | -  | P  | P | -   | -   |
| Passenger transit or rail stations                          |               | S    | S    | -              | -              | P  | P   | P  | P  | P  | P | P   | -   |
| Personal services   |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Places of religious assembly                                | 30-5.21       | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | -   | -   |
| Public administration buildings                             |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | -   |
| Public maintenance and storage facilities                   |               | -    | -    | -              | -              | -  | -   | -  | -  | P  | P | P   | P   |
| Public parks  |               | S    | S    | S              | S              | P  | P   | P  | P  | P  | P | P   | P   |
| Recreation, indoor  |               | P    | P    | P              | P              | P  | P   | P  | P  | P  | P | P   | P   |
| Recreation, outdoor   |               | -    | -    | -              | -              | -  | S   | P  | P  | S  | - | P   | P   |
| Recycling centers   |               | -    | S    | -              | -              | -  | S   | -  | -  | -  | S | S   | P   |
| Rehabilitation centers                                      | 30-5.24       | S    | S    | S              | S              | -  | S   | -  | -  | S  | - | S   | -   |
| Research, development and testing facilities                |               | -    | -    | -              | -              | P  | P   | -  | -  | P  | P | P   | P   |
| Residences for destitute people                             | 30-5.22       | S    | S    | S              | S              | -  | S   | -  | S  | -  | - | -   | -   |
| Restaurants   |               | P    | P    | -              | S              | P  | P   | P  | P  | P  | P | P   | P   |
| Retail nurseries, lawn and garden supply stores             |               | P    | P    | -              | -              | -  | P   | P  | -  | P  | P | P   | -   |
| Retail sales (not elsewhere classified)                     |               | P    | P    | -              | -              | S  | P   | P  | P  | P  | P | S   | S   |
| Schools, elementary, middle & high (public & private)       |               | P    | P    | S              | S              | -  | P   | -  | -  | -  | P | -   | -   |
| Schools, professional                                       |               | P    | P    | P              | P              | P  | P   | P  | -  | P  | P | P   | P   |

Exhibit B. Current Automotive-Oriented Business (BA) zoned areas

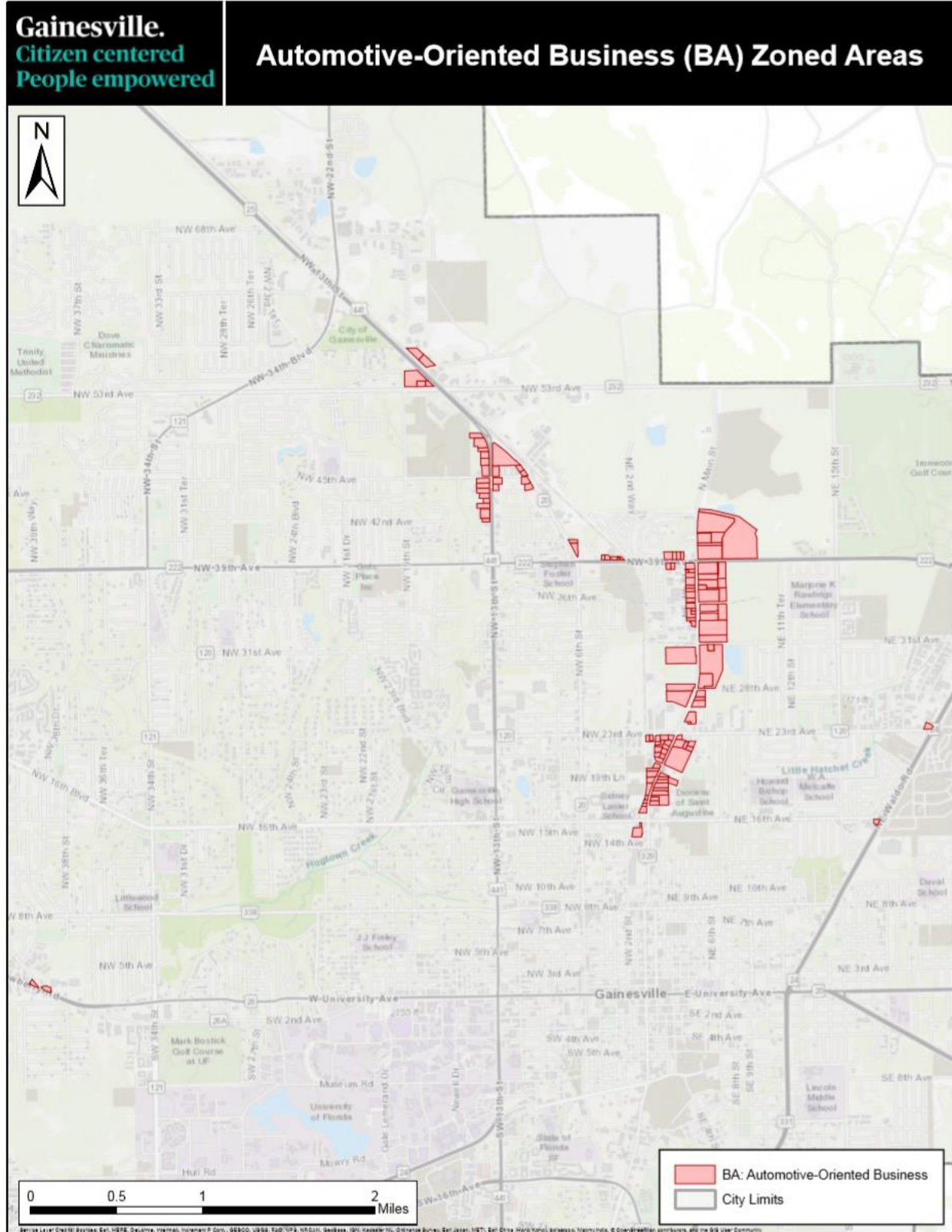
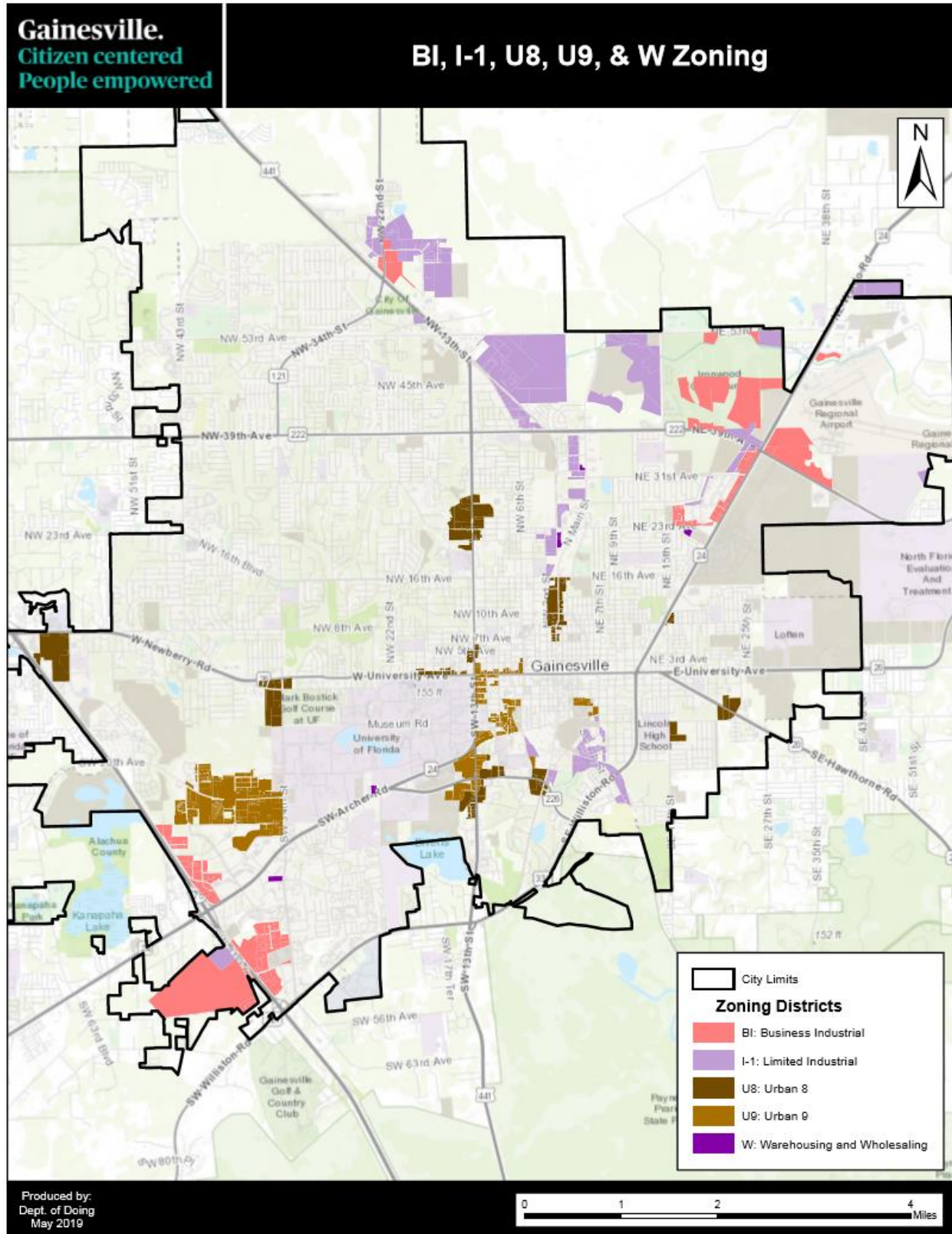




Exhibit C: Zones where mini-warehouse/self-storage facilities are permitted



**Exhibit D:** BA zone with zones that currently allow mini-warehouse/self-storage facilities

