

**LEGISLATIVE #**  
**190292A**

ORDINANCE NO. 190292

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by adding recreational vehicle park as a permitted use by right in certain zoning districts with associated regulations; by amending Section 30-2.1 Definitions; by amending Section 30-4.19 Permitted Uses in Mixed-Use and Nonresidential Districts; by amending Article V. Use Standards to add regulations for recreational vehicle park; by amending Section 30-4.12, Section 30-4.16, Section 30-4.19, Section 30-4.23, Section 30-5.5, Section 30-5.13, Section 30-5.19, Section 30-5.21, Section 30-5.28 and Appendix A Schedule of Fees, Rates and Charges to update code references because of numbering changes; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**WHEREAS**, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

**WHEREAS**, Sections 163.3167 and 163.3177(1), Florida Statutes, requires the City of Gainesville to maintain a Comprehensive Plan to guide the future development and growth of the city by providing the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental and fiscal development of the city; and

**WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or amend and enforce land development regulations that are consistent with and implement the Comprehensive Plan, and that are combined and compiled into a single land development code for the city (the City of Gainesville's Land Development Code is Chapter 30 of the Code of Ordinances); and

1   **WHEREAS**, this ordinance, which was noticed as required by law, will amend the text of the Land  
2   Development Code as described herein; and

3   **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
4   the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant  
5   to Section 163.3174, Florida Statutes, held a public hearing on October 9, 2019, and voted to  
6   recommend that the City Commission approve this text amendment to the Land Development  
7   Code; and

8   **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a  
9   newspaper of general circulation and provided the public with at least seven days' advance notice  
10   of this ordinance's first public hearing to be held by the City Commission in the City Hall  
11   Auditorium, located on the first floor of City Hall in the City of Gainesville; and

12   **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed  
13   in the aforesaid newspaper and provided the public with at least five days' advance notice of this  
14   ordinance's second public hearing to be held by the City Commission in the City Hall Auditorium;  
15   and

16   **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings  
17   the parties in interest and all others had an opportunity to be and were, in fact, heard; and

18   **WHEREAS**, the City Commission finds that the Land Development Code text amendment  
19   described herein is consistent with the City of Gainesville Comprehensive Plan.

20   **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
21   **FLORIDA:**

**SECTION 1.** Section 30-2.1 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-2.1 remains in full force and effect.

**Section 30-2.1. Definitions.**

***Recreational vehicle*** means any vehicle, not exceeding ~~thirty five (35) feet in the~~ provided in Florida Statutes for recreational vehicles or ~~eight (8) and one-half (8.5) feet in width,~~ designed and intended for recreational purposes, including camping trailers, travel trailers, boats, campers, ~~pickup truck~~ campers, buses, tent trailers, motor homes, private motor coaches, van conversions, park trailers, fifth-wheel trailers, and other similar vehicles with or without motive power, designed and constructed to travel on public thoroughfares.

***Recreational vehicle park*** means a privately-operated property where one or more spaces or lots are rented to users of recreational vehicles on a temporary basis. Recreational vehicle parks may contain accessory uses such as, but not limited to, recreational facilities, showers and restroom facilities, laundry facilities, picnic areas, camp stores, on-site manager's residence, RV park office, and pump out/dump stations.

**SECTION 2.** Section 30-4.12 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-4.12 remains in full force and effect.

**Section 30-4.12. Permitted Uses.**

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

**Table V-1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Single-family dwellings		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2—4 units per building)		-	P	P	P	P	P	P	P	P	P

Multi-family dwellings		-	-	P	P	P	P	P	P	P	P
Accessory dwelling units	<del>30-5.33</del> <u>30-5.34</u>	-	P	P	P	P	P	P	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care homes	30-5.10	P	P	P	P	P	P	P	P	P	-
<b>NONRESIDENTIAL</b>											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	<del>30-5.35</del> <u>30-5.36</u>	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P

Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S <sup>1</sup>	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery Microwinery Microdistillery <sup>2</sup>	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P <sup>3</sup> / S <sup>4</sup>	P	P	P	P	P
Office - medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P

Residences for destitute people	<del>30-5.22</del> <u>30-5.23</u>	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	<del>30-5.25</del> <u>30-5.26</u>	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	<del>30-5.28</del> <u>30-5.29</u>	-	-	-	-	-	-	P	P	-	-
Vehicle repair	<del>30-5.28</del> <u>30-5.29</u>	-	-	-	-	-	-	P	-	-	-
Veterinary services	<del>30-5.29</del> <u>30-5.30</u>	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See <del>30-5.30</del> <u>30-5.31</u>										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal  
7 residential use. No outdoor storage allowed.

8

9 **SECTION 3.** Section 30-4.16 of the Land Development Code is amended as follows. Except as  
10 amended herein, the remainder of Section 30-4.16 remains in full force and effect.

## Section 30-4.16. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

**Table V-4: Permitted Uses in Residential Districts.**

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	<del>30-5.33</del> <u>30-5.34</u>	-	A	A	A	A
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		-	-	-	P	P
Bed and breakfast establishments	30-5.4	S	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P
Community residential homes (7 to 14 residents)	30-5.6	-	-	-	-	P
Community residential homes (over 14 residents)	30-5.6	-	-	-	-	P
Day care centers	30-5.7	-	P	P	P	P
Dormitory, small	30-5.8	-	-	-	-	P
Dormitory, large	30-5.8	-	-	-	-	S
Emergency shelters		-	-	-	-	P
Family child care homes	30-5.10	P	P	P	P	P
Fowl or livestock (as an accessory use)	<del>30-5.36</del> <u>30-5.37</u>	-	-	-	-	-
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	p <sup>1</sup>	-	P	P
Places of religious assembly	30-5.21	S	P	P	P	P
Libraries		-	S	S	S	S
Public parks		P	P	P	P	P
Schools (elementary, middle and high)		S	P	P	P	P



Simulated gambling establishments		-	-	-	-	-
Single-family dwellings		P	P	P	P	P
Skilled nursing facility		-	-	-	-	S
Social service homes/halfway houses	<del>30-5.26</del> <u>30-5.27</u>	-	-	-	-	S

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = No more than two dwellings units per building are permitted in the RC district.

**SECTION 4.** Section 30-4.19 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-4.19 remains in full force and effect.

**Section 30-4.19. Permitted Uses.**

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

**Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
<b>RESIDENTIAL</b>													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	<del>30-5.33</del> <u>30-5.34</u>	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
<b>NONRESIDENTIAL</b>													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food trucks	<del>30-5.35</del> <u>30-5.36</u>	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-

Ice manufacturing/vending machines	<del>30-5.38</del> <u>30-5.39</u>	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
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 Microwinery Microdistillery <sup>3</sup>	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	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

Recreational vehicle park	<u>30-5.22</u>	-	-	-	-	-	-	P	P	P	-	P	-
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	<del>30-5.24</del>	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	<del>30-5.22</del> <u>30-5.23</u>	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
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	<del>30-5.23</del> <u>30-5.24</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	<del>30-5.23</del> <u>30-5.24</u>	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	<del>30-5.23</del> <u>30-5.24</u>	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	<del>30-5.25</del> <u>30-5.26</u>	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	<del>30-5.27</del> <u>30-5.28</u>	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	<del>30-5.28</del> <u>30-5.29</u>	-	-	-	-	-	-	P	P	P	-	P	P

Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	<del>30-5.28</del> <u>30-5.29</u>	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	<del>30-5.29</del> <u>30-5.30</u>	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	<del>30-5.30</del> <u>30-5.31</u>												

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25 percent of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

**SECTION 5.** Section 30-4.23 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-4.23 remains in full force and effect.

**Section 30-4.23. Permitted Uses.**

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

**Table V-9: Permitted Uses in Special Districts.**

Use	Use Standards	AGR	AF	CON	ED	MD	PS *
Agricultural, forestry and fishing uses		P	-	-	-	-	-
Airports		-	S	-	-	-	-
Animal specialty services		P	-	-	-	-	P
Arboreta and botanical or zoological gardens		-	-	P	-	-	P
Armor systems manufacturing and assembly		-	P	-	-	-	-
Assisted living facility		-	-	-	-	P	-
Business services		-	P	-	-	P	P
Campgrounds		P	-	-	-	-	P
Cemeteries		-	-	-	-	-	P
Community residential homes (up to 6 residents)	30-5.6	P	-	P	-	-	-
Correctional institutions		-	-	-	-	-	P
Day care center	30-5.7	-	-	-	-	P	P
Drive-through facilities	30-5.9	-	P	-	-	-	-
Emergency shelters		-	-	P	P	P	P
Equipment rental and leasing, heavy		P	P	-	-	P	-
Equipment rental and leasing, light		P	P	-	P	P	-
Farmers markets		P	-	-	-	-	P
Food distribution center for the needy	30-5.12	-	-	-	-	P	P
Food trucks	<del>30-5.35</del> <u>30-5.36</u>	-	P	-	P	P	A
Fuel dealers		-	P	-	-	-	-
Funeral service and crematories		S	-	-	-	P	-
Gasoline/alternative fuel stations	30-5.13	-	P	-	-	-	P
Golf courses		P	P	-	-	-	P
Health services		-	P	-	-	P	P
Heliports		-	P	-	-	S	-
Hospitals		-	-	-	-	P	-
Hotels and motels		-	P	-	-	P	-
Libraries		-	-	-	-	-	P
Light assembly, fabrication and processing		-	P	-	-	-	-

Medical and dental laboratories		-	P	-	-	P	-
Medical marijuana dispensing facility		-	P	-	-	A	-
Membership sports and recreation clubs		P	P	-	-	-	P
Mini-warehouses, self-storage		-	P	-	-	-	-
Museums and art galleries		-	-	-	P	-	P
Offices		-	P	-	-	P	P
Offices, medical and dental		-	P	-	-	P	-
Outdoor storage, principal use	30-5.19	S	S	-	-	-	-
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	P
Pet services		P	P	-	-	-	P
Places of religious assembly	30-5.21	-	P	-	P	-	-
Public administration buildings		-	P	-	P	-	P
Public maintenance and storage facilities		-	P	-	-	-	P
Public parks and recreational facilities		P	P	P	P	P	P
Recreation, indoor		P	P	-	P	-	P
Recreation, outdoor		-	P	-	P	-	P
Recreational vehicle parks and campsites		-	-	-	-	-	P
Rehabilitation centers	<del>30-5.24</del>	-	-	-	-	P	P
Research, development and testing service		-	P	-	-	P	-
Residences for destitute people	<del>30-5.22</del> <u>30-5.23</u>	-	-	-	-	P	P
Restaurants		-	P	-	-	P	-
Retail nurseries, lawn and garden supply stores		S	P	-	-	-	-
Retail sales		-	P	-	-	A	-
Sale of agricultural products		A	-	-	-	-	P
Schools, elementary, middle & high (public & private)		-	-	-	P	-	-
Schools, professional		-	P	-	P	-	-
Schools, vocational and trade		-	P	-	P	-	-
Shooting ranges, outdoor	<del>30-5.24</del> <u>30-5.25</u>	S	-	-	-	-	-
Simulated gambling establishments		-	-	-	-	-	-

Single-family dwellings		P	-	P	-	-	-
Skilled nursing facility		-	-	-	-	P	-
Social service facilities (not elsewhere classified)	<del>30-5.25</del> <u>30-5.26</u>	-	-	-	-	P	-
Solar generation station	<del>30-5.27</del> <u>30-5.28</u>	P	P	-	-	-	P
Stadiums and athletic/sports arenas		-	-	-	P	-	P
Theaters, drive-in		-	S	-	-	-	-
Truck, train or bus terminal/maintenance facilities		-	P	-	-	-	P
Utilities		-	-	-	-	-	P
Vehicle repair	<del>30-5.28</del> <u>30-5.29</u>	-	P	-	-	-	P
Vehicles sales and rental		-	P	-	-	-	-
Veterinary services	<del>30-5.29</del> <u>30-5.30</u>	P	P	-	-	-	-
Warehouse/distribution facilities (≤50,000 SF)		-	P	-	-	-	-
Warehouse/distribution facilities (>50,000 SF)		-	P	-	-	-	-
Waste management facilities		-	-	-	-	-	S
Water conservation areas, water reservoirs and control structures, drainage wells and water wells.		-	-	P	-	-	P
Wholesale trade		-	P	-	-	-	-
Wireless communication facilities	<del>See 30-5.30</del> <u>30-5.31</u>						

**LEGEND:**

P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

\* = Other uses may be allowed as designated by the ordinance rezoning a property to PS.

**SECTION 6.** Section 30-5.5 of the Land Development Code is amended as follows.

**Section 30-5.5. Carwash, Automated or Self-Service.**

All principal and accessory structures used for carwash service shall be located and constructed in accordance with the following requirements:

A. When the use is located in an accessory structure, the structure shall not exceed 25 feet in height.



- 1 B. All bay openings shall be oriented away from any property in a residential district (including  
2 MH, mobile home residential district) or other existing, conforming residential use.
- 3 C. Bay openings shall be located to the side or rear of the building and shall be screened from  
4 the street.
- 5 D. All outdoor lighting shall be oriented away from any property in a residential district  
6 (including MH, mobile home residential district) or other existing conforming residential use.
- 7 E. All uses shall comply with the requirements of article VIII for buffering.
- 8 F. Accessory automotive detailing within enclosed parking structures may be allowed  
9 consistent with ~~Section 30-5.32~~ applicable use standards in Article V.

10  
11  
12 **SECTION 7.** Section 30-5.13 of the Land Development Code is amended as follows. Except as  
13 amended herein, the remainder of Section 30-5.13 remains in full force and effect.

14 **Section 30-5.13. Gasoline and Alternative Fuel Stations.**

15 Gasoline and alternative fuel stations also include retail petroleum sales at service stations or car  
16 washes, either separately or in combination with the sale of food or restaurants, or gas pumps  
17 as accessory to a convenience store or restaurant.

18 A. *Accessory uses.* Permitted accessory uses to a gasoline or alternative fuel service station are  
19 as follows:

- 20 1. Rental of vehicles, provided they are screened in accordance with ~~Section 30-5.39~~  
21 applicable use standards in Article V.
- 22 2. Minor adjustments or repairs to automobiles, trucks, trailers or other vehicles that do not  
23 require body work, painting or removal of engines from frames or dismantling of  
24 differentials. No lift or repair facilities shall be located outside the principal structure.  
25 Additional adjustments or repairs at service stations shall only be permitted within zoning  
26 districts where major automotive repairs are a permitted principal use.
- 27 3. The retail sale of minor automobile parts and accessories, gasoline, diesel fuel, alternative  
28 fuels, kerosene, lubricating oils and greases.
- 29 4. Vending machines, provided such machines are located under the roof of the principal  
30 structure.

**SECTION 8.** Section 30-5.19 of the Land Development Code is amended as follows.

**Section 30-5.19. Outdoor Storage.**

Where outdoor storage is a permitted principal use (not including accessory, short-term, or temporary storage) the following requirements ~~shall apply~~ (see ~~Section 30-5.39~~ applicable use standards in Article V for outdoor storage as an accessory use):

A. *Screening requirements.* A landscape buffer strip shall be provided in the same manner as if the property were in an industrial land use designation in accordance with the requirements of article VIII.

1. Additional screening may be required to visually shield the use from the public right-of-way.

2. No merchandise, equipment, machinery, materials, motor vehicles or other items shall be stored above the height of the landscape buffer strip.

B. *Hazardous materials.* Compliance with the county hazardous materials code is required.

**SECTION 9.** Section 30-5.21 of the Land Development Code is amended as follows. Except as amended herein, the remainder of Section 30-5.21 remains in full force and effect.

**Section 30-5.21. Places of Religious Assembly.**

D. *Residences for destitute people as accessory uses.* The City Manager or designee may issue a permit for a residence for destitute people in conjunction with a place of religious assembly subject to meeting the ~~standards of section 30-5.22~~ applicable use standards in Article V and the following additional restrictions:

1. The total number of beds shall not exceed 20.

2. Meals may be provided only to residents.

3. No one over the age of 18 may be admitted as a resident without submitting a written report issued by the city police department stating that the person has no outstanding warrants for his or her arrest and is not a "dangerous person", as defined in article II.

4. Each place of religious assembly shall file with the city manager or designee a management program addressing hours of operation, personnel, management of solid waste, litter and lighting. The name, address, and phone number of the person responsible for the facility shall be kept up-to-date.

5. Each place of religious assembly shall provide an indoor area meeting all state, county and city codes for use as a residence for destitute people. The area shall be inspected and

approved by the building official prior to being used as a residence for destitute people, either on a temporary or recurring basis.

6. There shall be at least one staff person or volunteer on site, and a director or administrator on-call, when anyone is sheltered overnight in a residence for destitute people.

**SECTION 10.** Section 30-5.22 is added as a new section to the Land Development Code as follows. [NOTE TO CODIFIER: INSERT THIS NEW SECTION IMMEDIATELY AFTER *Section 30-5.21. Places of Religious Assembly* AND KEEP REMAINDER OF SECTIONS, BUT RENUMBER SEQUENTIALLY.]

**Section 30-5.22. Recreational Vehicle Parks.**

Recreational vehicle parks must meet the following standards:

- A. Permitted by right when located on property ten acres or greater. Permitted by special use permit when located on property less than ten acres.
- B. May not abut any property in the Single-Family (SF) future land use category.
- C. Connections are required to public utilities, including electric, potable water and wastewater, and solid waste.
- D. Must meet the required setbacks for the zoning district. However, the minimum setback for recreational vehicle parking spaces is 100 feet from any property in a residential future land use category.
- E. Minimum dimensions for recreational vehicle parking spaces: 18-foot width and 28-foot depth.
- F. Property must have frontage on a collector or arterial street as determined by the Public Works Department.
- G. Ingress and egress must be from a collector or arterial street as determined by the Public Works Department.
- H. One on-site manager's residence is allowed. This may be in the form of a recreational vehicle in a parking space or a residential space within the management office.
- I. Recreational vehicle occupancy on the property is limited to a maximum of 60 days within any 120-day period, with the exception of the on-site manager's residence.
- J. Outdoor storage is prohibited, including storage of recreational vehicles and boats.
- K. Open fires are prohibited, except in barbeque pits or grates.
- L. Amplified music is prohibited.

1 M. The use of generators is prohibited.

2 N. Gated or controlled access is allowed.

3 O. The hours of activity in outdoor common areas, including pools, will be established at  
4 development plan review in consideration of the character and compatibility of the area.  
5 Outdoor recreation areas and pools must be located at least 100 feet from any property in  
6 the Single-Family (SF) future land use category.

7 P. Individual recreational vehicle parking spaces may be gravel. All drive lanes must be paved.

8 Q. The sale or dispensing of fuels is prohibited, excluding containers already containing propane  
9 gas.

10 R. The use or storage of hazardous materials as regulated by the Alachua County Hazardous  
11 Materials Management Code is prohibited.

12 S. Landscaping/screening requirements:

13 1. Where recreational vehicle parking spaces are located within 40 feet of an adjacent  
14 property, they must have perimeter fencing in the form of an opaque six-foot tall fence.

15 2. Where recreational vehicle parking spaces are located within 20 feet of a public right-of-  
16 way, they must be screened by a wall, fence, or hedge.

17 3. Any pump out/dump station areas must be screened from roadways and abutting  
18 properties.

19 4. Perimeter landscaping and compatibility buffers must meet the applicable standard in the  
20 Land Development Code.

21 5. For interior areas of the recreational vehicle park, an average of one high-quality shade  
22 tree as listed on the Gainesville tree list as a species appropriate for "lot" planting is  
23 required for every ten recreational vehicle parking spaces.

24  
25 **SECTION 11.** Section 30-5.28 of the Land Development Code is amended as follows. **[NOTE TO**  
26 **CODIFIER: Section 30-5.28 is renumbered to Section 30-5.29 per codifier note above in this**  
27 **ordinance.]**

28 **Section ~~30-5.28~~ 30-5.29. Vehicle Services or Repair.**

29 Development that provide vehicle services or repair shall meet the following standards.

30 A. Service bays shall be designed and located either:

1. With a maximum of three service area entrances at the rear of the building, not exceeding 14 feet in width for each, which provide direct access to an externally-oriented service bay; or
  2. With a maximum of two service area entrances at the rear or side of the building, not exceeding 26 feet in width for each, which provide indirect access to one or more internally-oriented service bays.
- B. In addition to the requirements above, service bay doors shall not face abutting property in a residential district or other existing, conforming residential use.
- C. All installation, sales and services shall be conducted within a completely enclosed building.
- E. All lifts, tools or repair facilities shall be located in a principal structure.
- F. Only low impact air guns may be used in an unenclosed work area located within 200 feet of any land zoned for residential use.
- G. Outdoor accessory display and storage shall be in accordance with ~~Section 30-5.39~~ applicable use standards in Article V.

**SECTION 12.** Appendix A of the Code of Ordinances is amended as follows. Except as amended herein, the remainder of Appendix A remains in full force and effect.

**HOME OCCUPATION PERMIT:**

An application for a permit shall be submitted for each home occupation (§ ~~30-5.37~~ 30-5.38).

- (1) Initial filing fee, per application submitted, per application ..... 84.50
- (2) Permit processing fee, annually per permit ..... 14.00
- (3) Reinspection fee, per permit (required every three years) ..... 70.50

**LAND DEVELOPMENT CODE:**

**(4) Zoning:**

**a. Landlord permit:**

**1. Initial applications:**

- a. Application and payment received within first half of permit year (on or before January 31) and by due date specified on application/notice ..... 154.25
- b. Application and payment received within second half of permit year (between February 1 and July 31) and by due date specified on application/notice ..... 77.25

**2. Renewals: Application and payment received on or before August 31 ..... 154.25**

**3. Transfers of permit to new owner(s) ..... 26.25**

- 1 4. Multiple dwelling units: Where two or more dwelling units requiring a landlord  
2 permit are located on a single parcel of property and are owned by the same  
3 owner(s), one unit shall be subject to the full permit fee and each additional unit  
4 shall receive a 50% discount.
- 5 5. Late fee: A late fee of 25% of the permit fee shall be assessed when an application  
6 and full payment is not received by the due dates specified herein.
- 7 b. Permit for family day care home, filing fee to be submitted with application ..... 49.25
- 8 c. Permit for personal care group home, filing fee ..... 49.25
- 9 d. Permit for foster family home for children and adults, filing fee ..... 49.25
- 10 e. Permit for across-street banner ..... 35.25
- 11 f. Permit for vertical pole banner ..... 37.25
- 12 g. Reserved.
- 13 h. Permit for special events (§ 30-4.19, ~~§ 30-5.49~~ 30-5.50, ~~§ 30-5.35~~ 30-5.36, Ch. 19) .....  
14 64.00
- 15 i. Sidewalk café in city right-of-way, annual license agreement administrative fee (~~§ 30-~~  
16 ~~5.44~~ 30-5.45) ..... 66.25
- 17 j. Sidewalk café in state right-of-way, annual license agreement administrative fee (~~§ 30-~~  
18 ~~5.44~~ 30-5.45), per square foot of right-of-way ..... 2.00
- 19 k. Permit for patrons' dogs within outdoor portions of eating places (~~§ 30-5.41~~ 30-5.42) .....  
20 289.50
- 21 l. Permit for parking for special event (§ 30-4.16) ..... 61.00
- 22 m. Permit for seasonal use of portable storage unit by commercial parcel delivery services  
23 (~~§ 30-5.42~~ 30-5.43) ..... 275.75
- 24

25 **SECTION 13.** It is the intent of the City Commission that the provisions of Sections 1 through 12  
26 of this ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,  
27 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or  
28 relettered in order to accomplish such intent.

29 **SECTION 14.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the  
30 application hereof to any person or circumstance is held invalid or unconstitutional, such finding

will not affect the other provisions or applications of this ordinance that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 15.** All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict hereby repealed.

**SECTION 16.** This ordinance will become effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
LAUREN POE  
MAYOR

Attest:

Approved as to form and legality:

\_\_\_\_\_  
OMICHELE D. GAINEY  
CLERK OF THE COMMISSION

\_\_\_\_\_  
NICOLLE M. SHALLEY  
CITY ATTORNEY

This ordinance passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2020.

This ordinance passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2020.