



Legislation Details (With Text)

**File #:** 150303.      **Version:** 3      **Name:**  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 9/2/2015      **In control:** City Attorney  
**On agenda:** 12/3/2015      **Final action:** 12/17/2015  
**Title:** INCREASING THE MAXIMUM LIMIT FOR THE NUMBER OF PARKING SPACES FOR MULTI-FAMILY DEVELOPMENT WITHIN THE URBAN VILLAGE AREA OF THE UMU-2 ZONING DISTRICT (B)

Ordinance No. 150303, Petition PB-15-72 TCH

An ordinance of the City of Gainesville, Florida, amending Section 30-65.2 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to increase the maximum limit for the number of parking spaces for multi-family development within the Urban Village area of the UMU-2 zoning district; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 150303A\_draftordinance\_20151203.pdf, 2. 150303B\_Staff report\_20151203.pdf, 3. 150303C\_ExhA-1\_Proposed amendment to LDC Section 30-65\_20151203.pdf, 4. 150303D\_ExhA-2\_Urban Mixed-Use UMU2 Zoning regulations\_20151203.pdf, 5. 150303E\_ExhB-1\_Application\_20151203.pdf, 6. 150303F\_CPB minutes\_20151203 .pdf, 7. 150303\_ordinance\_20151217.pdf

Date	Ver.	Action By	Action	Result
12/17/2015	3	City Commission	Adopted on Final Reading (Ordinance)	Pass
12/3/2015	2	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance)	Pass

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The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Land Development Code to increase the maximum limit for the number of

parking spaces for multi-family development within the Urban Village area of the UMU-2 zoning district. Currently, the maximum number of residential surface parking spaces that may be provided for a development in the Urban Village is limited to one parking space per residential unit. The minimum is also set at one space per residential unit. As a result, sites must be designed to include the exact number of parking spaces mandated by the same minimum and maximum requirement.

This ordinance will change this maximum limit from one space per unit to one space per bedroom. This change will provide greater flexibility for site design and is consistent with how maximum parking limits are set in other zoning districts. This change will also be more appropriate for the current market conditions for student-oriented developments.

The City Plan Board on August 27, 2015, held a public hearing and recommended the City Commission approve this Petition.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.