



Legislation Details (With Text)

**File #:** 200730. **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 1/14/2021 **In control:** City Attorney  
**On agenda:** 2/17/2022 **Final action:** 2/17/2022  
**Title:** Text Change - Modification of Building Form and Design Standards

Ordinance No. 200730

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) Section 30-2.1 Definitions, Section 30-4.13 Building Form Standards, and Section 30-4.14 Building Design Standards to modify building frontages, building entrance, building materials, and ground floor tenant space requirements for properties in transect zones; 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. 200730B\_PB-20-160 TCH\_Building Text Change\_20220203, 2. 200730C\_PB-20-160 TCH\_BuildingFormandDesign\_StaffMemo\_20220203, 3. 200730D\_PB-20-160 TCH\_BuildingFormandDesign\_StaffPresentation\_2.3.22\_CCOM, 4. 200730A\_draft ordinance\_20220203.pdf, 5. 200730\_Ordinance Final\_20220217

Date	Ver.	Action By	Action	Result
2/17/2022	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/3/2022	2	City Commission	Approved, as shown above	Pass
8/26/2021	1	City Plan Board	Approved	
6/24/2021	1	City Plan Board		
1/28/2021	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

STAFF REPORT

This ordinance will amend Section 30-4.13 Building Form Standards and Section 30-4.14 Building Design Standards of the Land Development Code to clarify existing requirements for building frontage and building entrances, add new requirements for building materials, and add requirements for the build out of ground floor tenant spaces in transect zones.

This amendment exempts single-family home construction from building frontage requirements. It also clarifies building entrance requirements for new commercial construction and adds new language to specify acceptable materials for new construction, including a maximum percentage of certain types of accent materials. The amendment also requires the provision of exhaust ventilation and grease interceptors during building construction for new commercial ground floor spaces.

This ordinance requires two hearings and will become effective upon adoption.