



Legislation Details (With Text)

**File #:** 080198.      **Version:** 1      **Name:** MOBILE HOME (MH) DISTRICT SETBACKS (B)  
**Type:** Ordinance      **Status:** Adopted  
**File created:** 12/18/2008      **In control:** City Attorney  
**On agenda:**      **Final action:** 1/15/2009  
**Title:** MOBILE HOME (MH) DISTRICT SETBACKS (B)

Ordinance No. 0-08-74; Petition No. 90TCH-08 PB  
 An ordinance of the City of Gainesville, Florida, amending the Land Development Code of the City of Gainesville relating to Residential low density districts (RMF-5, RC and MH); by amending Table 2 of section 30-52 to decrease setbacks for principal and accessory structures in the MH: 12 units/acre mobile home residential 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. 080198\_petition\_20080821.pdf, 2. 080198\_ordinance\_20090115.pdf

Date	Ver.	Action By	Action	Result
1/15/2009	1	City Commission	Adopted on Final Reading (Ordinance)	Pass
12/18/2008	1	City Commission	Adopted on First Reading (Ordinance)	Pass
8/21/2008	0	City Commission	Approved (Petition)	Pass

**MOBILE HOME (MH) DISTRICT SETBACKS (B)**

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The City Commission adopt the proposed ordinance.

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This petition requests a change to the text of the Land Development Code regarding setbacks for principal and accessory structures in the MH: 12 units/acre mobile home residential zoning district. In response to a request by a local builder who is redeveloping a property zoned MH, the new setbacks will increase the buildable area of individual lots by lowering the side and rear setbacks for principal and accessory structures. There is no change requested for the front setbacks, minimum lot size, or density.

This change will also bring setbacks in the MH district more in conformance with other zoning districts with similar minimum lot size and density requirements, such as Residential conservation (RC) and Alachua County's Manufactured/mobile home park (RM) district.

Public notice was published in the Gainesville Sun on July 2, 2008. The Plan Board held a public hearing on July 17, 2008, and by a vote of 6-0 recommended the City Commission approve the petition. On September 2, 2008, the City Commission approved the Petition by a vote of 7-0.

CITY ATTORNEY MEMORANDUM

Should this ordinance pass on first reading, second and final reading will be held on Thursday, January 15, 2009.