



Legislation Details (With Text)

**File #:** 200252. **Version:** 3 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 8/20/2020 **In control:** City Attorney  
**On agenda:** 2/4/2021 **Final action:** 2/4/2021  
**Title:** Text Change - Amending the Land Development Code Relating to Two-Family Dwellings (B)  
Ordinance No. 200252

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to two-family dwellings; by amending Section 30-2.1 Definitions; by amending Section 30-4.16 Permitted Uses; and by amending Section 30-4.17 Dimensional Standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.:

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 200252\_PB-20-00055\_StaffReportwithAppendicesA-C\_20200827, 2. 200252\_draft ordinance\_20201203.pdf, 3. 2020-12-03 CC 200252 Text change for RMF 6 7 8.pdf, 4. 200252\_Draft Ordinance Changes - Adrian Hayes-Santos\_20201203.pdf, 5. 200252\_revised draft ordinance\_20210107.pdf, 6. 200252\_revised draft ordinance\_20210204.pdf, 7. 200252\_Final Ordinance\_20210204.pdf

Date	Ver.	Action By	Action	Result
2/4/2021	3	City Commission	Adopted on Final Reading (Ordinance)	Pass
1/7/2021	2	City Commission	Continued	
12/3/2020	2	City Commission	Adopted on First Reading (Ordinance)	Pass
8/27/2020	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

**STAFF REPORT**

This petition is privately initiated by eda consultants, Inc., and proposes to amend the City's Land Development Code relating to two-family dwellings. The proposed text changes include the following:

- A. A revised definition of attached dwelling
- B. Addition of a definition of two-family dwelling
- C. Amendments to the RMF-6, 7, and 8 zoning districts dimensional standards table

The text amendments to the Land Development Code will facilitate construction of vertical two-family dwellings in the RMF-6, RMF-7, and RMF-8 zoning districts with proposed new dimensional standards. Currently, the Land Development Code does not specify a definition for two-family dwellings. Additionally, the Land Development Code provides lot standards for two-family dwellings that are configured horizontally. The subject application requests amendment of the Land Development Code to allow vertical two-family dwellings in RMF-6, RMF-7, and RMF-8 zoning districts.

The City Plan Board, at its meeting of August 27, 2020, voted to recommend adoption of this ordinance.