



Legislation Details (With Text)

**File #:** 190988. **Version:** 4 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 2/7/2020 **In control:** City Attorney  
**On agenda:** 9/3/2020 **Final action:** 9/3/2020  
**Title:** Text Change - Amending Accessory Dwelling Unit Regulations in the Land Development Code (B)

Ordinance No. 190988

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by amending accessory dwellings as a permitted use in certain zoning districts with associated regulations; by amending Section 30-2.1 Definitions; by amending Section 30-4.12 Permitted Uses in Transects; by amending Section 30-4.16 Permitted Uses in Residential Districts; by amending Section 30-4.19 Permitted Uses in Mixed-Use and Nonresidential Districts; by amending Section 30-4.23 Permitted Uses in Special Districts; by amending Section 30-5.35 Accessory dwellings; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 190988C\_Staff Report\_Supporting Documents\_20200402, 2. 190988D\_CPB\_200227\_Minutes\_Draft\_20200402, 3. 190988E\_ADU Presentation\_20200820.pdf, 4. 190988\_draft ordinance\_20200820.pdf, 5. 190988\_C-Hayes-Santos Proposed ADU Ordinance Changes Summary\_20200820.pdf, 6. 190988\_C Hayes-Santos ADU Ordinance proposal by Adrian Hayes-Santos\_20200820.pdf, 7. 190988\_UPNA Ltr Re ADU Ordinance #190988A\_20200820.pdf, 8. 190988\_CC Agenda 8-20-2020\_20200820.pdf, 9. 190988\_revised draft ordinance\_20200903.pdf, 10. 190988\_Ordinance\_20200903.pdf

Date	Ver.	Action By	Action	Result
9/3/2020	4	City Commission	Adopted on Final Reading, as amended (Ordinance)	Pass
8/20/2020	3	City Commission	Approved, as shown above	
2/27/2020	1	City Plan Board		

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The City Commission adopt the proposed ordinance.

#### STAFF REPORT

NOTE: This ordinance was amended by the City Commission at first reading on 8/20/20. A tracked-changes version of the ordinance showing the amendments made by the City Commission in double strike-through and double underline is provided in the backup.

This ordinance will add Accessory Dwelling Units (ADUs) as a permitted use within various zoning districts, including single-family zoning districts, with specific regulations to ensure compatibility with existing neighborhoods. The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.