



## Legislation Text

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**File #:** 020590, **Version:** 1

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### LAND DEVELOPMENT CODE AMENDMENT - MIXED-USE ZONING DISTRICTS (B)

ORDINANCE NO. 0-03-19; PETITION NO. 116TCH-02 PB

An ordinance of the City of Gainesville, Florida, amending the mixed-use zoning district regulations to be consistent with the City of Gainesville 2000-2010 Comprehensive Plan; amending section 30-23 of the Land Development Code to include a new definition; amending section 30-64 (mixed-use low intensity district (MU-1)) of the Land Development Code modifying the objectives of the district, eliminating differing regulations for parcels less than three acres in size, providing conditions for neighborhood shopping centers, providing dimensional requirements for projects of less than 30,000 square feet, eliminating a special buffer requirement between residential and nonresidential uses, reducing minimum allowed density, and modifying permitted uses; amending section 30-65 (mixed-use medium intensity district (MU-2)) of the Land Development Code modifying the objectives of the district, eliminating differing regulations for parcels less than three acres in size, adding differing requirements for developments of less than 50,000 square feet and 50,000 square feet and over, reducing minimum allowed density, and amending permitted uses; amending section 30-67 of the Land Development Code correcting a reference to section 30-64; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission (1) approve Petition No. 116TCH-02 PB, and (2) adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

With the update of the Comprehensive Plan nearly complete, now is an appropriate time to begin to review the City's land development regulations. This staff report focuses on the mixed-use zoning districts, MU-1 and MU-2.

The mixed-use districts allow the development of office, retail, service, entertainment, and single- and multiple-family residential uses as part of one development proposal. Furthermore, the MU districts allow these uses, when part of a unified development plan, to be located near each other without internal setbacks or buffers. These districts are generally located either at the intersection of major roads, or in a strip pattern along major roads. Mixed-use zoned areas at the intersection of major roads are often designated as Activity or Neighborhood Centers. City staff has recommendations for potential changes to the mixed-use zoning districts.

The purpose of the proposed changes is to remove unnecessary code provisions while retaining code requirements that protect adjacent neighborhoods.

Public notice was published in the Gainesville Sun on December 31, 2002. Letters were mailed to property owners on December 30, 2002. The Plan Board held a public hearing January 16, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 116TCH-02 PB. Plan Board vote 4-0.

### CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. If the Commission adopts the ordinance on first reading, the second

and final reading will be held on Monday, April 14, 2003.

None