



## Legislation Text

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**File #:** 030920, **Version:** 1

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### LAND DEVELOPMENT CODE AMENDMENT - WAREHOUSING AND WHOLESALING DISTRICT (B)

Ordinance No. 0-04-48; Petition 32TCH-04 PB

An ordinance of the City of Gainesville, Florida, amending the Land Development Code, relating to requirements for the warehousing and wholesaling (W) district; amending section 30-68; revising the residential density allowed; establishing a height limit for the W district; adding a provision for placement of trash facilities; making certain other minor modifications for clarification; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

#### COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

This petition is part of the overall update of the City's Land Development Regulations. Specifically, these amendments are proposed for the warehousing and wholesaling district (W). One of the significant changes is establishment of a maximum building height of five stories. This replaces the maximum floor area ratio for principal structures, and is consistent with the Commercial and Industrial land use categories in Policy 4.1.1 of the City's 2000-2010 Comprehensive Plan.

Concerns about compatibility between W and abutting residential land use have led to proposed language regarding the maximum height of buildings on W land that is adjacent to residential land. In this situation, the maximum building height would be limited to 3 stories. Residential density is amended to conform to the requirements stated for RMF-6, RMF-7 and RMF-8 zoning districts otherwise found in the Code (section 30-53).

Compatibility concerns between the W district and abutting residential land use have also led to proposed language regarding the placement of trash facilities. Several special area plans have specific provisions concerning trash and recycling receptacles and loading docks. Trash and recycling receptacles, grease containers, and loading docks can be unsightly and can be an odor problem. Improperly located and screened receptacles and docks can cause noise problems for nearby land uses during loading or unloading. As a result, these special area plans call for such facilities to be located away from public sidewalks and screened from view.

With the emphasis on buildings placed towards the front of the property and on parking to the side or rear, trash and recycling receptacles, grease containers, and loading docks are usually located in the rear. This may place these facilities in close proximity to abutting residential uses. The W district does have standards stating that all activity and uses are to be conducted within completely enclosed structures if within 100 feet of any residential district or land use. However, there are no specific standards to address the location of trash and recycling receptacles, grease containers, and loading docks in W-zoned land that is adjacent to residential land uses. The proposed text addresses this situation with standards that are similar to provisions found in special area plans concerning the placement of these facilities.

A requirement has been called for mechanical equipment to be located so that noise and visual impacts upon adjacent residential property are minimized. Minor grammatical changes are also proposed.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on March 3, 2004. The Plan Board held a public hearing March 25, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 32TCH-04 PB. Plan Board vote 6-0.

**CITY ATTORNEY MEMORANDUM**

This ordinance requires two public hearings. Should the Commission adopt the ordinance on first reading; the second and final reading will be held on Monday, July 26, 2004.

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