



## Legislation Text

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**File #:** 100152., **Version:** 2

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### PERMITTED USES IN THE BT ZONING DISTRICT (B)

Ordinance No. 100152; Petition PB-10-61-TCH.

An ordinance of the City of Gainesville, Florida, amending Section 30-63(c)(1) of the Land Development Code, by adding offices and clinics of doctors of medicine, dentists, doctors of osteopathy and other health practitioners (GN-801 through GN-804) as uses by right in the tourist-oriented business (BT) zoning district; 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.

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

The petition and ordinance amend Section 30-63(c)(1) of the City's Land Development Code to add the medical uses listed in Industry Group Numbers (GN) 801 through 804 of the Standard Industrial Classification Manual (SIC) as uses by right in the tourist-oriented business (BT) zoning district. These medical uses include offices and clinics of doctors of medicine and osteopathy (including freestanding emergency medical centers), dentists and other health practitioners.

The purpose of the BT zoning district is to accommodate businesses that primarily serve the needs of the traveling public by providing adequate and convenient commercial locations along major transportation arteries. The Land Development Code states that the best location for this district is adjacent to major intersections where development could effectively serve the needs of the community's residents and those of the traveling public without excessive strip development. Medical uses can be appropriate in BT districts because the roads in these locations are major transportation arteries. Also, the traveling public may need the services of a medical office or emergency center and the convenience of a BT location may be very helpful to a traveler seeking medical assistance.

Retail health clinics have been appearing in drug stores, grocery stores, big-box retail stores, and airports. These clinics may provide basic medical services such as treating minor injuries, vaccinations, and a small number of selective medical diagnoses and information. In addition, such clinics are often co-located with a pharmacy. The BT zoning district currently allows pharmacies (classified under MG-59) and every zoning district but BT that allows pharmacies also allows offices and clinics of doctors, dentists and other healthcare practitioners. There is a logical relationship between pharmacies and doctors offices and clinics.

Public notice of the petition was published in the Gainesville Sun on June 8, 2010. The City Plan Board held a public hearing on June 24, 2010, heard the petition and, by a vote of 5-1, recommended the City Commission approve the petition.

### CITY ATTORNEY MEMORANDUM

Should this ordinance pass on first reading, second and final reading will be held on Thursday, October 7, 2010.