



## Legislation Text

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**File #:** 200252., **Version:** 3

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### **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.:

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.