



## Legislation Text

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**File #:** 110642., **Version:** 1

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### AMEND THE UMU-2 ZONING DISTRICT IN THE LAND DEVELOPMENT CODE TO INCLUDE CLARIFICATIONS/UPDATES AND ADD NEW REQUIREMENTS FOR THE URBAN VILLAGE (B)

Ordinance No. 110642

An ordinance of the City of Gainesville, Florida, amending the Land Development Code related to the Urban Mixed-Use 2 (UMU-2) zoning district; by amending Section 30-23 to add definitions; by amending Section 30-65.2 Urban mixed-use district 2 (UMU-2) to add regulations regarding uses, site development, public realm, circulation, landscaping, parking, signage and other development standards and limitations specific to property zoned UMU-2 within the Urban Village area; by amending Section 30-65.2 to make general clarifications and revisions to the existing UMU-2 regulations; by amending Section 30-65.2 to repeal existing illustrative figures and adopt new illustrative figures, including a map defining the Urban Village area; 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

In July 2011, the City adopted form-based zoning regulations for the Urban Mixed-Use District 2 (UMU-2) zoning district. While the City's special area plan overlay zoning districts are form-based in their approach, this was the first time the City took a form-based approach with an underlying zoning district. Form-based codes differ from conventional zoning in that they focus more on the integrated built form by regulating the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks, and generally depict those relationships through diagrams and other visuals. By contrast, conventional zoning focuses on segregating uses and controlling density and intensity.

The stated intent of the UMU-2 zoning regulations is to promote and encourage economic development in commercial and mixed-use areas near the University of Florida, while directing this development to occur with a certain urban vision for the design of streets and buildings. The goal for the form-based regulations is to provide a concise, straightforward, flexible framework that will facilitate high quality development, while also ensuring high quality design in the built environment.

As originally adopted, the UMU-2 regulations apply only to property that is zoned UMU-2 and is located within the University Heights area and the Archer Triangle area (as those areas are mapped in the UMU-2 regulations.) However, as planning staff was reviewing appropriate land use and zoning designations for the Urban Village area (an area immediately west of the University of Florida in the vicinity of SW 20th and SW 24th Avenues west of SW 34th Street that was annexed into the City in 2009), UMU-2 zoning appeared to be an excellent fit. While the area is currently dominated by multi-family residential development, there are large portions of the area that can be redeveloped with a mix of uses. Under the current real estate market conditions, allowing for a broader range of uses in this area will promote redevelopment opportunities. In addition, transit service in the Urban Village area is excellent, which assists with the intent of encouraging multimodal mobility.

This ordinance proposes amendments to the UMU-2 zoning district (Section 30-65.2 of the Land Development Code) to clarify and revise the text of the existing UMU-2 zoning regulations and to add regulations for properties that are located

in the Urban Village area and are zoned UMU-2. It should be noted that separate rezoning ordinances will be necessary to rezone land in the Urban Village to the UMU-2 zoning district.

This ordinance revises the text of the existing UMU-2 zoning regulations to incorporate the Urban Village area into the UMU-2 zoning district. The primary revisions include:

1. Minimum density regulations for properties in the Urban Village
2. Elimination of the Special Use Permit requirement for additional stories when only structured and on-street parking are used
3. Addition of minimum parking requirements in the Urban Village for residential uses
4. Block perimeter requirements for the Urban Village
5. Build-to lines associated with streets in the Urban Village (taking into account swale system roadways)
6. Allowing drive-through facilities by Special Use Permit in certain areas within the Urban Village
7. Addition of prohibited uses in the Urban Village
8. Optional hardscaping provisions for the landscape zone
9. Addition of provisions for drop-off drive-ways or porte-cocheres for certain uses
10. Addition of a Primary Frontage Streets map and regulations about Primary Frontage Streets
11. Addition of the Urban Walkway concept with a definition and regulations.
12. Addition of a requirement for a Circulation Plan for new development and redevelopment in the Urban Village for sites greater than 2 acres in size

In addition to the changes being made to accommodate the Urban Village parcels, several changes that will apply to all UMU-2 zoned properties are recommended to clarify the regulations, correct minor errors, and incorporate changes recommended by the Plan Board during discussion of this item at their meetings. These district-wide changes include:

1. Including minimum density regulations for consistency with the Comprehensive Plan
2. Changing the requirement for each unit to have a door on the street to make that applicable only to rowhouses and two-family dwellings. For other types of multi-family buildings, the requirement will be to have at least one functional entrance for every 150 feet of building fronting the street.
3. Changing the requirement for each unit to have a front porch on the street to make this applicable only to rowhouses and two-family dwellings
4. Addition of requirement that loading docks be prohibited along urban throughways
5. Revised Urban Throughway diagram to correctly depict the build-to line requirements

The Plan Board discussed this petition at its June 23, July 28, August 25, September 22 and November 1, 2011 meetings. At the August 25, 2011 meeting, the Plan Board also discussed whether a new zoning district should be created to accommodate the Urban Village as opposed to incorporating it in the existing UMU-2 zoning district. The consensus opinion was to amend the existing UMU-2 zoning district in a way that would accommodate the Urban Village. After public notice, the City Plan Board held a public hearing on December 5, 2011 and, by a vote of 4-0, recommended the City Commission approve the Petition.

On February 16, 2012, the City Commission approved the Petition, by a vote of 7-0 and requested staff consider: 1) developing a definition for the term building frontage; 2) adding dimensions for urban walkways to the Dimensions Table for the Urban Village, and 3) whether the parking requirements of paragraph (d)(3)f. (now (d)(2)f.) address parking that is near or adjacent to an urban walkway.

To address these issues, staff has: 1) added a definition of building frontage to Sec. 30-23 and added an administrative modification provision for building frontage to Sec. 30-65.2(b)(2)b.; 2) added an urban walkway dimensions table and corresponding figure/illustration; and 3) added language to what is now paragraph (d)(2)f. to clarify that driveways and surface parking are prohibited between urban walkways and buildings.

In addition, in reviewing and preparing the ordinance, staff realized that the terms building frontage, structured parking,

surface parking, and pedestrian forecourt used in the UMU-2 text are not defined, so staff has added those definitions to Sec. 30-23. Staff has also changed the formula for calculating bicycle parking in Section 30-65.2(f)(3)c. because the original formula resulted in an excess of bicycle parking.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on June 7, 2012.