



Legislation Text

File #: 030752, Version: 2

LAND DEVELOPMENT CODE AMENDMENT - DISINFECTING AND PEST CONTROL SERVICES (B)

Ordinance No. 0-04-29; Petition 150TCH-03 PB

An ordinance of the City of Gainesville, Florida, amending the Land Development Code, relating to regulations for IN7342 (Disinfecting and Pest Control Services); creating section 30-116 to add regulations for disinfecting and pest control services including a 300 foot separation between the use and any residentially zoned district, requiring fencing and requiring compliance with the Alachua County Hazardous Materials Management Code; amending subsections 30-59(e) (OR and OF, General office district) and 30-66(c) (CCD, Central City district) to exclude IN7342 (Disinfecting and Pest Control Services) as a permitted use; amending subsections 30-61(c) (BUS, general business district), subsection 30-62(c) (BA, Automotive-oriented business district), and subsection 30-68(c) (W, Warehousing and wholesaling district) and subparagraphs 30-69(c)(1)j. (I-1, Limited Industrial district) and 30-70-(c)(1)z. (I-2, General Industrial district) to include IN7342 (Disinfecting and Pest Control Services) as a permitted use; 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

The Standard Industrial Code 1987 classifies "establishments primarily engaged in disinfecting dwellings and other buildings, and in termite, insect, rodent, and other pest control, generally in dwellings or other buildings" as disinfecting and pest control services, IN 7342. Generally, these establishments have a number of vehicles, which carry pesticides, as well as on-site storage of toxic materials.

This petition will create a new "specially regulated use" paragraph to Article VI (Sec. 30-116. Disinfecting and Pest Control Services). Staff proposes the following additional requirements:

1. A 300-foot separation from property line to property line of any pest control use and any residential zoning district;
2. A 6-foot fence or wall to secure fleet vehicles and storage of hazardous materials;
3. Compliance with the Alachua County Hazardous Materials Management Code.

The petition would remove pest control services, IN7342, from the Office (OF) and Central City Districts (CCD). The MU-1 and MU-2 and Corporate Park districts already exclude the use. This petition would add the specially regulated use conditions to the business (BUS), business automotive (BA), warehouse (W), limited industrial (I-1) and general industrial (I-2) districts. The petition would allow pest control in the BUS district, where it is currently specifically excluded.

The Plan Board heard the petition and recommended approval; however, CP (Corporate Park District), was not amended to allow disinfecting and pest control services.

Public notice was published in the Gainesville Sun on February 4, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 150TCH-03 PB. Plan Board vote 4-1.

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, May 10, 2004.

None