



Legislation Text

File #: 160389., **Version:** 3

TEXT CHANGE - ADD VETERINARY SERVICES AND ANIMAL SPECIALTY SERVICES AS PERMITTED USES BY RIGHT IN THE AUTOMOTIVE-ORIENTED BUSINESS ZONING DISTRICT (B)

Ordinance No. 160389, Petition PB-16-101 TCH

An ordinance of the City of Gainesville, Florida, amending Section 30-62 - Automotive-oriented business district (BA) of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to add veterinary services and animal specialty services (except veterinary) as permitted uses by right within the BA 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

This petition and ordinance propose to amend the list of permitted uses within the Automotive-oriented business district (BA) to add veterinary services as a specially regulated use within enclosed structures and animal specialty services (except veterinary) within enclosed structures. Veterinary services include establishments of licensed practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery, for a variety of animal species. Animal specialty services include establishments providing services to animals that do not include veterinary care, such as grooming, boarding services, animal shelters, and training. Currently, veterinary services are permitted within enclosed buildings as a specially regulated use in a wide range of commercial and mixed-use, and office zoning districts as a specially regulated use. Similarly, animal specialty services are also permitted within the mixed-use, commercial, industrial, and downtown (Central City district) zoning districts within enclosed buildings.

The BA district is established to identify and delineate those commercial land uses involved in automotive sales as well as other large scale commercial uses with similar locational needs. An additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses by requiring appropriate buffering, screening, or similar compatibility enhancements, to maintain its harmony with adjacent and surrounding land uses. The addition of veterinary services and animal specialty services to the BA zoning district is consistent with the intent of the BA zoning district which currently allows a variety of other non-automotive commercial uses. The proposed uses are generally less intense in terms of noise, traffic, and other compatibility concerns than many of the uses allowed by right within the BA zoning. Any potential compatibility issues will be further mitigated by limiting both uses within enclosed structures. As a result, it is not anticipated that the addition of these uses will result in compatibility concerns with adjacent land uses or within the BA zoned properties within the City. Finally, the addition of these uses to the BA zoning district will provide greater consistency of allowable uses between the various mixed-use and commercial zoning districts within the City.

On September 22, 2016, the City Plan Board held a public hearing on this Petition and by a vote of 5-0

recommended the City Commission approve this Petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.