



Legislation Text

File #: 980735, Version: 5

LAND DEVELOPMENT CODE AMENDMENTS TO MINIMUM DENSITY REQUIREMENTS (B)

Ordinance No. 0-99-29; Petition No. 216TCH-99PB

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA; AMENDING SECTION 30-41 OF THE LAND DEVELOPMENT CODE, LOWERING THE MINIMUM NUMBER OF UNITS PER ACRE FOR CERTAIN RESIDENTIAL DISTRICTS; AMENDING SECTION 30-53 OF THE LAND DEVELOPMENT CODE PERTAINING TO MULTIPLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICTS, PROVIDING AN EXEMPTION FROM MINIMUM DENSITIES FOR SMALL PARCELS EXISTING ON NOVEMBER 13, 1991; AMENDING SECTION 30-55 OF THE LAND DEVELOPMENT CODE PERTAINING TO RESIDENTIAL HIGH DENSITY DISTRICTS, PROVIDING AN EXEMPTION FROM MINIMUM DENSITIES FOR SMALL PARCELS EXISTING ON NOVEMBER 13, 1991; ALLOWING SINGLE-FAMILY DWELLINGS AS A USE BY RIGHT AND PROVIDING DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY AND ACCESSORY STRUCTURES IN THOSE DISTRICTS; PROVIDING DIRECTIONS TO THE CODIFIER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

This item was continued at the August 9, 1999 City Commission meeting to September 27, 1999 so that staff could meet with Mr. Robert Pearce to discuss possible modifications to the ordinance. Staff and Mr. Pearce have met and concurred that the ordinance as proposed-with no additional modifications-should be considered by the City Commission at this time. Staff and Mr. Pearce also concurred that further changes to some of these residential districts will be needed, in the future, to effectively implement the proposed University Heights Special Area Plan draft prepared by Dover, Kohl & Partners. These further changes will be considered as staff finalizes the draft University Heights Special Area Plan for public hearing by the Plan Board in October.

The proposed revisions to the Land Development Code are required to implement the corresponding amendments to the Future Land Use Element that were adopted by Ordinance No. 0-99-26 on August 9, 1999. These code revisions, if approved, will establish a minimum density of eight units per acre in the RMF-6, RMF-7 and RMF-8 multiple-family density residential districts, which currently allow density ranges of 10-15, 14-21 and 20-30 dwelling units per acre, respectively. They will also establish a minimum density of eight units per acre for the RH-1 and RH-2 residential high density districts, which currently allow density ranges of 20-43 and 44-100 dwelling units per acre, respectively. In addition, the amendments will exempt lots of 0.5 acres or smaller from minimum density requirements, add single-family dwelling as a use by right in the RH-1 and RH2 districts, and establish dimensional requirements for single-family principal and accessory structures in the RH-1 and RH-2 districts.

Staff recommended that the Plan Board approve the Petition. By a vote of 3-1, the Plan Board approved the petition. Public notice was published in the Gainesville Sun on December 1, 1998. The Plan Board held a public hearing December 17, 1998.

None

The City Commission adopt the proposed ordinance, as amended.