



Legislation Text

File #: 080343., **Version:** 2

NEW RESIDENTIAL SINGLE-FAMILY RURAL (RSF-R) ZONING DISTRICT (B)

Ordinance No. 0-08-65; Petition No. 97TCH-08 PB

An ordinance of the City of Gainesville, Florida, amending the Land Development Code of the City of Gainesville, by creating the "RSF-R: 1 unit/acre single-family rural residential district;" creating new definitions; specifying permitted uses; specifying general requirements, dimensional requirements and standards; providing directions to the codifier; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT DEPARTMENT SERVICES STAFF REPORT

This petition has been prepared in response to the need for a zoning district that will accommodate rural, large-lot residential parcels that have been annexed into the City. The proposed RSF-R: 1 unit/acre single-family rural residential district supports the City's strategic goals by creating a comparable zoning district to Alachua County's residential estate districts. The County's residential estate districts are RE (1 unit per 2 acres or less) and RE-1 (1 per 2 acres to 2 per acre). These large-lot rural residential districts allow the keeping of poultry and livestock including horses, cows, hogs, chickens, and ducks.

Permitted uses for RSF-R are largely the same as the City's other single-family residential zoning districts, with the addition of passive public parks and recreation facilities and the keeping of fowl or livestock. The addition of this district to the City's zoning code will reduce the creation of non-conforming lots and uses, provide for single family lots of one acre or more, and allow fowl or livestock ownership, with limitations, in rural neighborhoods that are annexed into the City.

Public notice was published in the Gainesville Sun on August 6, 2008. The Plan Board held a public hearing on August 28, 2008, and by a vote of 6-0, recommended the City Commission approve the Petition.

CITY ATTORNEY MEMORANDUM

Should this ordinance pass on first reading, second and final reading will be held on Thursday, December 18, 2008.