



Legislation Text

File #: 120931., **Version:** 3

TEXT CHANGE - AMEND THE LIST OF PERMITTED USES BY RIGHT FOR THE RMF-5 ZONING DISTRICT IN THE LAND DEVELOPMENT CODE BY ADDING "ACCESSORY USES" WITH CERTAIN CONDITIONS AS AN ALLOWABLE USE WITHIN THE RMF-5 ZONING DISTRICT (B)

Ordinance 120931; Petition No. PB-13-009 TCH

An ordinance of the City of Gainesville, Florida, amending the list of permitted uses by right for the RMF-5 zoning district in Section 30-52 - Residential low density districts (RMF-5, RC and MH) of the Land Development Code by adding "accessory uses" with certain conditions as an allowable 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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition/ordinance amends the list of permitted uses by right for the RMF-5 zoning district in the Land Development Code, Section 30-52 - Residential low density districts (RMF-5, RC and MH). Specifically, this petition/ordinance adds "accessory uses" (including storage rooms, management offices, club or games rooms, and recreational and laundry facilities) as an allowable use within the RMF-5 zoning district for permitted uses that contain at least 50 residential units. The accessory uses shall be and remain under common ownership and management.

The RMF-5 zoning district allows a mixture of residential types ranging from single family dwellings to townhouses or row houses of up to six attached dwellings or more if the property is not adjacent to property zoned RSF-1, RSF-2, RSF-3, and RSF-4. The accessory uses that this petition/ordinance will make allowable within the RMF-5 zoning district are currently allowed by right in the multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8). The intent of this petition/ordinance is to allow a variety of shared amenities for residents of RMF-5 zoned properties, while restricting these uses to larger developments with a significant number of residential units, to enhance the convenience for residents living in an applicable development and to reduce vehicle trips for off-site laundry, storage, or recreational needs.

After public notice was published in the Gainesville Sun on February 12, 2013, the City Plan Board held a public hearing on February 28, 2013, and recommended approval of this petition by a vote of 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon final adoption.

