



Legislation Text

File #: 211346., **Version:** 1

LD22-000014 Exclusionary Zone Item to Discuss Amendments to the Comprehensive Plan and Land Development Code (B)

City of Gainesville, requests to amend the Comprehensive Plan's Future Land Use Element to revise the Single-Family (SF) land use category to include small-scale multi-family development up to four (4) units per building and rename the category as Neighborhood Residential (NR), amend the Land Development Code to consolidate single family zoning districts into Neighborhood Residential zoning district, introduce single-family detached and small-scale multi-family as uses in Neighborhood Residential zoning districts; amend setback, lot size dimensions, remove occupancy limits, amend bedroom limit within the UF Context Zone, amend compatibility requirements, amend lot split and minor subdivisions regulations.

This petition is a request for amendments to the Comprehensive Plan and the Land Development Code to facilitate and encourage the development of small-scale multi-family development throughout the City of Gainesville. At the January 6th City Commission meeting, the Commission directed staff to prepare amendments to remove exclusionary elements from the City's code that restrict housing diversity and supply. The amendments to the Comprehensive Plan entail the amendment of the Future Land Use Map and text pertaining to Single Family land use. Amendments to the Land Development Code pertain to the consolidation of existing single family residential zones RSF-1 - RSF-4 into one Neighborhood Residential (NR) that allows for small scale multifamily residential development. This proposal also seeks to amend Land Development Code text pertaining to setback dimensions, compatibility requirements, lot split and minor subdivision regulations, lot size dimensions, the removal of occupancy limits, and amending bedroom limits within the UF Context Zone.

At the City Plan Board meeting held on June 6th 2022, the Plan Board heard the items amending the land use category for single family, defining the Neighborhood Scale Multi-family use, amending the Single-family zoning districts RSF 1 - RSF 4, and removing the occupancy limits. For the item amending the Single Family future land use category, the Plan Board voted to not amend the Single Family Land use category and to adopt the Neighborhood Residential Land Use as a separate Land Use category while not amending the current Future Land Use map. For the item amending the Single family residential zones RSF 1 - RSF 4, the Plan Board voted to not amend the Single family residential zones and to adopt a new zoning residential district labeled Neighborhood Residential while not amending the current zoning district map. For the item defining the Neighborhood Scale Multi-family use, the Plan Board asked staff to amend the presented definition to incorporate revisions to façade requirements as well as parking and building orientation. The Plan Board voted to approve the removal of occupancy limits requirements found in Sec. 30-4.10 of the Land Development Code.

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

None.

Staff to City Commission - Discuss items, provide feedback to staff, and schedule future public

hearing/ordinance dates as appropriate.