

25 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the text of the Land
26 Development Code as described herein; and

27 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
28 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
29 to Section 163.3174, Florida Statutes, held a public hearing on April 25, 2024, and voted to make
30 a recommendation to the City Commission regarding the subject of this ordinance; and

31 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of general
32 circulation notifying the public of this proposed ordinance and of public hearings in the City Hall
33 Auditorium located on the first floor of City Hall in the City of Gainesville; and

34 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
35 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

36 **WHEREAS**, the City Commission finds that the Land Development Code text amendment
37 described herein is consistent with the City of Gainesville Comprehensive Plan.

38 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
39 **FLORIDA:**

40 **SECTION 1.** Section 30-4.13 of the Land Development Code is amended as follows. Except as
41 amended herein, the remainder of Section 30-4.13 remains in full force and effect.

42 **Sec. 30-4.13. - Building form standards.**

43 This section contains the building form standards that determine the location, scale and
44 massing of all buildings within the transects.

45 **Table V-2: Building Form Standards within Transects.**

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max. feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min. feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with bonus ² (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEMENT										
min-max. from curb										
min. landscape/min.										

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT	
sidewalk/min. building frontage											
Storefront Street	20'-25' 5'/10'/5'	20'-25' 5'/10'/5'							20'-25' 5'/10'/5'	20'-25' 4'/10'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'							17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'							19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
F. BUILDING SETBACKS											
Side interior setback (min)	5'	5'	5'	<u>50'</u>	<u>50'</u>	<u>50'</u>	<u>50'</u>	0'	0'	0'	
Rear setback (min)	15'	3' (alley) 10' (no alley)							3' (alley) 5' (no alley)		3' (alley) 0' (no alley)

46 **LEGEND:**

47 1 = See section 30-4.8 for development compatibility standards.

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49 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this
50 ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,
51 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
52 relettered in order to accomplish such intent.

53 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
54 the application hereof to any person or circumstance is held invalid or unconstitutional, such
55 finding will not affect the other provisions or applications of this ordinance that can be given
56 effect without the invalid or unconstitutional provision or application, and to this end the
57 provisions of this ordinance are declared severable.

58 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
59 conflict hereby repealed.

60 **SECTION 5.** This ordinance will become effective immediately upon adoption.

61 **PASSED AND ADOPTED** this _____ day of _____, 2025.

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HARVEY L. WARD, JR.
MAYOR

Attest:

Approved as to form and legality:

KRISTEN J. BRYANT
CITY CLERK

DANIEL M. NEE
CITY ATTORNEY

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This ordinance passed on first reading this _____ day of _____, 2025.

This ordinance passed on second reading this _____ day of _____, 2025.