

LEGISLATIVE #

211358A

29 for the city (the City of Gainesville’s Land Development Code is Chapter 30 of the Code of
30 Ordinances); and

31 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville
32 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and land
33 development regulations on specific classifications of land within the city; and

34 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the text of the Land
35 Development Code as described herein and Zoning Map Atlas by rezoning the property that is
36 the subject of this ordinance; and

37 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
38 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
39 to Section 163.3174, Florida Statutes, held a public hearing on June 6, 2022, and voted to make
40 a recommendation to the City Commission regarding the subject of this ordinance; and

41 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a
42 newspaper of general circulation and provided the public with at least seven days’ advance notice
43 of this ordinance’s first public hearing to be held by the City Commission of the City of Gainesville;
44 and

45 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was placed
46 in the aforesaid newspaper and provided the public with at least five days’ advance notice of this
47 ordinance’s second public hearing to be held by the City Commission; and

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

51 **WHEREAS**, the City Commission finds that the rezoning of the subject property and Land

52 Development Code text amendment described herein is consistent with the City of Gainesville
53 Comprehensive Plan.

54 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
55 **FLORIDA:**

56 **SECTION 1.** The Zoning Map Atlas of the City of Gainesville is amended by rezoning all property
57 zoned Single Family (SF-1 to 4) to Neighborhood Residential (NR). The rezoning and location of
58 property that is the subject of this ordinance is shown on **Exhibit A** for visual reference. A detailed
59 Zoning Map Atlas is available for inspection on the City’s website or in the City’s Department of
60 Sustainable Development.

61 **SECTION 2.** Section 30-2.1 of the Land Development Code is amended as follows to add a
62 definition, in alphabetical order. Except as amended herein, the remainder of Section 30-2.1
63 remains in full force and effect.

64 **Sec. 30-2.1. Definitions.**

65 **Neighborhood-scale multi-family** means a multi-family development comprised of a minimum of two
66 units per building and a maximum of four units per building.

67
68
69 **SECTION 3.** Section 30-4.1 of the Land Development Code is amended as follows. Except as
70 amended herein, the remainder of Section 30-4.1 remains in full force and effect.

71 **Sec. 30-4.1. Establishment of zoning districts.**

| Residential | |
|--------------------------|---|
| RSF-1 to 4 NR | Single-Family <u>Neighborhood Residential</u> |
| RC | Residential Conservation |
| MH | Mobile Home |

| | |
|------------|---------------------|
| RMF-5 | Single/Multi-Family |
| RMF-6 to 8 | Multi-Family |

73

74 **SECTION 4.** Section 30-4.2 of the Land Development Code is amended as follows. Except as
 75 amended herein, the remainder of Section 30-4.2 remains in full force and effect.

76 **Sec. 30-4.2. Correspondence with future land use categories.**

| Future Land Use Category | Zoning Districts | Special Districts |
|---|--|-------------------|
| Single-Family (SF) Neighborhood Residential (NR) | U1, RSF-1 to 4 NR, RSF-R | PD, CON, PS |
| Residential Low-Density (RL) | U2, RSF-4 NR, RMF-5, MH, RC | PD, CON, PS |

77

78 **SECTION 5.** Section 30-4.12 of the Land Development Code is amended as follows. Except as
 79 amended herein, the remainder of Section 30-4.12 remains in full force and effect.

80 **Sec. 30-4.12. Permitted uses.**

81 The following table contains the list of uses allowed, and specifies whether the uses are allowed
 82 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
 83 indicate that the use is not allowed. No variances from the requirements of this section are
 84 allowed.

85 **Table V-1: Permitted Uses within Transects.**

| RESIDENTIAL | |
|--|-------------------------------|
| Accessory dwelling unit | 30-5.3 5 <u>36</u> |
| Adult day care home | 30-5.2 |
| Attached dwelling (up to 6 attached units) | |
| Community residential home (up to 6 residents) | 30-5.6 |

| | |
|--|-----------------------|
| Community residential home (more than 6 residents) | 30-5.6 |
| Family child care home | 30-5.10 |
| Multi-family, small-scale (2—4 units per building) | |
| Multi-family dwelling | |
| Single-family dwelling | |
| Single room occupancy residence | 30-5.8 |
| NONRESIDENTIAL | |
| Alcoholic beverage establishment | 30-5.3 |
| Assisted living facility | |
| Bed and breakfast establishment | 30-5.4 |
| Business services | |
| Carwash | 30-5.5 |
| Civic, social, or fraternal organization | |
| Day care center | 30-5.7 |
| Drive-through facility | 30-5.9 |
| Emergency shelter | |
| Equipment rental and leasing, light | |
| Exercise studio | |
| Farmers market | 30-5.11 |
| Food distribution center for the needy | 30-5.12 |
| Food truck, not located within a food truck park | 30-5.37 38 |
| Food truck park (less than 6 pads) | 30-5.13 |

| | |
|--|-------------------------------|
| Food truck park (6 or more pads) ⁵ | 30-5.13 |
| Funeral home or crematory | |
| Gasoline or alternative fuel station | 30-5.14 |
| Health services | |
| Hotel or motel | |
| Laboratory, medical or dental | |
| Library | |
| Light assembly, fabrication and processing | 30-5.17 |
| Medical marijuana dispensing facility | |
| Microbrewery, microwinery, or microdistillery ² | 30-5.18 |
| Mini-warehouse or self-storage facility | 30-5.19 |
| Museum or art gallery | |
| Office | |
| Office (medical, dental, or other health-related service) | |
| Parking, surface (principal use) | 30-5. 21 <u>22</u> |
| Parking, structured (principal use) | |
| Passenger transit station | |
| Personal services | |
| Place of religious assembly | 30-5. 22 <u>23</u> |
| Professional school | |
| Public administration building | |
| Public park | |
| Recreation, indoor ² | |

| | |
|--|-----------------------------------|
| Recreation, outdoor | |
| Research development or testing facility | |
| Residence for destitute people | 30-5. 24 <u>25</u> |
| Restaurant | |
| Retail sales | |
| School (elementary, middle, or high - public or private) | |
| Scooter or electric golf cart sales | |
| Simulated gambling establishment | |
| Social service facility | 30-5. 27 <u>28</u> |
| Skilled nursing facility | |
| Vehicle sales or rental (no outdoor display) | |
| Vehicle services | 30-5. 30 <u>31</u> |
| Vehicle repair | 30-5. 30 <u>31</u> |
| Veterinary services | 30-5. 31 <u>32</u> |
| Vocational or trade school | |
| Wireless communication facility or antenna | See 30-5. 32 <u>33</u> |

86

87 **SECTION 6.** Section 30-4.16 of the Land Development Code is amended as follows. Except as
88 amended herein, the remainder of Section 30-4.16 remains in full force and effect.

89 **Sec. 30-4.16. Permitted uses.**

90 The following table contains the list of uses allowed, and specifies whether the uses are allowed
91 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
92 indicate that the use is not allowed. No variances from the requirements of this section are
93 allowed.

94 **Table V-4: Permitted Uses in Residential Districts.**

| USES | Use Standards | <u>RSF-1 to 4 NR</u> | RC | MH | RMF-5 | RMF-6 to 8 |
|--|----------------|--------------------------|----------------|----------|----------|------------|
| Accessory dwelling unit | 30-5.3536 | A | A | A | A | A |
| Adult day care home | 30-5.2 | P | P | P | P | P |
| Assisted living facility | | - | - | - | P | P |
| Attached dwelling (up to 6 attached units) | | - | - | - | P | P |
| Bed and breakfast establishment | 30-5.4 | S | P | P | P | P |
| Community residential home (up to 6 residents) | 30-5.6 | P | P | P | P | P |
| Community residential home (7 to 14 residents) | 30-5.6 | - | - | - | - | P |
| Community residential home (over 14 residents) | 30-5.6 | - | - | - | - | P |
| Day care center | 30-5.7 | - | P | P | P | P |
| Emergency shelter | | - | - | - | - | P |
| Family child care home | 30-5.10 | P | P | P | P | P |
| Fowl or livestock (as an accessory use) | 30-5.3839 | - | - | - | - | - |
| Mobile home | | - | - | P | - | - |
| Multi-family dwelling | | - | - | - | P | P |
| Multi-family, small-scale (2-4 units per building) | | - | P ¹ | - | P | P |
| <u>Neighborhood-Scale Multi-Family</u> | <u>30-5.20</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| USES | Use Standards | RSF-1 to 4 NR | RC | MH | RMF-5 | RMF-6 to 8 |
|--|---------------|-----------------------------|----|----|-------|------------|
| Place of religious assembly | 30-5.2223 | S | P | P | P | P |
| Library | | - | S | S | S | S |
| Public park | | P | P | P | P | P |
| School (elementary, middle, or high - public or private) | | S | P | P | P | P |
| Simulated gambling establishment | | - | - | - | - | - |
| Single-family dwelling | | P | P | P | P | P |
| Single room occupancy residence | 30-5.2425 | - | - | - | - | P |
| Skilled nursing facility | | - | - | - | - | S |
| Social service facility | 30-5.2829 | - | - | - | - | S |

95 **LEGEND:**

96 P = Permitted by right; S = Special use permit; A = Accessory; Blank = Use not allowed.

97 1 = No more than two dwellings units per building are permitted in the RC district.

98

99 **SECTION 7.** Section 30-4.17 of the Land Development Code is amended as follows. Except as

100 amended herein, the remainder of Section 30-4.17 remains in full force and effect.

101 **Sec. 30-4.17. Dimensional standards.**

102 The following tables contain the dimensional standards for the various uses allowed in each
103 district:

104 **Table V-5: Residential Districts Dimensional Standards.**

| | RSF- 4 | RSF- 2 | RSF- 3 | RSF- 4 NR | RC | MH | RMF- 5 | RMF-6 | RMF-7 | RMF-8 |
|----------------------------------|-----------|-----------|-----------|-----------------|----|----|-----------|-------|-------|-------|
| DENSITY/INTENSITY | | | | | | | | | | |
| Residential density (units/acre) | | | | | | | | | | |

| | RSF-1 | RSF-2 | RSF-3 | RSF-4 <u>NR</u> | RC | MH | RMF-5 | RMF-6 | RMF-7 | RMF-8 |
|--|----------------------------|----------------------------|----------------------------|--|-----------------|-------|---------------------|---------------------|---------------------|---------------------|
| Min. | None | None | None | None | None | None | None | 8 ¹ | 8 ¹ | 8 ¹ |
| Max. by right | 3-5 | 4-6 | 5-8 | 8 | 12 | 12 | 12 | 10 | 14 | 20 |
| With density bonus points | - | - | - | - | - | - | - | See Table V-6 | See Table V-6 | See Table V-6 |
| Nonresidential building coverage | 35% | 35% | 40% | 40% | 50% | 50% | 50% | 50% | 50% | 50% |
| LOT STANDARDS | | | | | | | | | | |
| Min. lot area (sq. ft.) | 8,500 | 7,500 | 6,000 | 4,300 <u>3,000</u> | 3,000 | 3,000 | 3,500 | None | None | None |
| Min. lot width (ft.) | | | | | | | | | | |
| Single-family | 85 | 75 | 60 | 50 <u>35</u> | 35 | 35 | 40 | 40 | 40 | 40 |
| Two-family ² | NA | NA | NA | NA <u>70</u> | 70 | NA | 75 | 40 | 40 | 40 |
| Other uses | 85 | 75 | 60 | 50 <u>35</u> | 35 | 35 | 85 | 85 | 85 | 85 |
| Min. lot depth (ft.) | 90 ⁴ | 90 ⁴ | 90 ⁴ | 80 ⁴ <u>None</u> | None | None | 90 | 90 | 90 | 90 |
| MIN. SETBACKS (ft.) | | | | | | | | | | |
| Front | 20 ⁴ | 20 ⁴ | 20 ⁴ | 20 ⁴ <u>10</u> ⁵ | 10 ⁵ | 15 | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. | 10 min. 100 max. |
| Side (street) | 10 | 10 | 7.5 | 7.5 <u>5</u> | NA | NA | 15 | 10 ³ /15 | 10 ³ /15 | 10 ³ /15 |
| Side (interior) ^{6,7} | 7.5 | 7.5 | 7.5 | 7.5 <u>5</u> | 5 | 5 | 10 | 5 ³ /10 | 5 ³ /10 | 5 ³ /10 |
| Rear ^{7,8} | 20 | 20 | 15 | 10 | 20 | 15 | 10 | 10 | 10 | 10 |
| Rear, accessory | 7.5 | 7.5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| MAXIMUM BUILDING HEIGHT (stories) | | | | | | | | | | |
| By right | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |

| | RSF-4 | RSF-2 | RSF-3 | RSF-4 NR | RC | MH | RMF-5 | RMF-6 | RMF-7 | RMF-8 |
|----------------------------|--------------|--------------|--------------|---------------------|-----------|-----------|--------------|--------------|--------------|--------------|
| With building height bonus | NA | NA | NA | NA | NA | NA | NA | 5 | 5 | 5 |

105 **LEGEND:**

106 1 = Parcels 0.5 acres or smaller existing on November 13, 1991, are exempt from minimum
107 density requirements.

108 2 = Assumes both units on one lot. Lot may not be split, unless each individual lot meets minimum
109 lot width requirement for single-family. Lot may not be split when the two-family dwelling is
110 configured vertically.

111 3 = Applicable only for two-family dwellings.

112 4 = Lots abutting a collector or arterial street shall have a minimum depth of 150 feet and a
113 minimum building setback of 50 feet along that street.

114 5 = Attached stoops or porches meeting the standards in sections 30-4.13 and 30-4.14 are
115 permitted to encroach up to five feet into the minimum front yard setback.

116 6 = Except where the units are separated by a common wall on the property line of two adjoining
117 lots. In such instances, only the side yard setback for the end unit is required.

118 7 = Accessory pre-engineered or pre-manufactured structures of 100 square feet or less and one
119 story in height may be erected in the rear or side yard as long as the structure has a minimum
120 yard setback of three feet from the rear or side property line, is properly anchored to the ground,
121 and is separated from neighboring properties by a fence or wall that is at least 75 percent opaque.

122 8 = Accessory screened enclosure structures, whether or not attached to the principal structure,
123 may be erected in the rear yard as long as the enclosure has a minimum yard setback of three feet
124 from the rear property line. The maximum height of the enclosure at the setback line shall not
125 exceed eight feet. The roof and all sides of the enclosure not attached to the principal structure
126 shall be made of screening material.

127

128 **SECTION 8.** Section 30-4.19 of the Land Development Code is amended as follows. Except as

129 amended herein, the remainder of Section 30-4.19 remains in full force and effect.

130 **Sec. 30-4.19. Permitted uses.**

131 The following table contains the list of uses allowed, and specifies whether the uses are allowed
132 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
133 indicate that the use is not allowed. No variances from the requirements of this section are
134 allowed.

135 **Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.**

RESIDENTIAL

| | |
|---|-----------|
| Single-family dwelling | |
| Attached dwelling | |
| Multi-family dwelling | |
| Accessory dwelling unit | 30-5.3536 |
| Adult day care home | 30-5.2 |
| Community residential home (up to 6 residents) | 30-5.6 |
| Community residential home (more than 14 residents) | 30-5.6 |
| Community residential home (7 to 14 residents) | 30-5.6 |
| Family child care home | 30-5.10 |
| Single room occupancy residence | 30-5.8 |
| NONRESIDENTIAL | |
| Alcoholic beverage establishment | 30-5.3 |
| Assisted living facility | |
| Armor systems manufacturing and assembly | 30-5.16 |
| Bed and breakfast establishment | 30-5.4 |
| Business services | |
| Carwash | 30-5.5 |
| Civic, social, or fraternal organization | |
| Day care center | 30-5.7 |
| Drive-through facility | 30-5.9 |
| Emergency shelter | |
| Equipment sales, rental and leasing, heavy | |
| Equipment rental and leasing, light | |

| | |
|--|-------------------------------|
| Food distribution center for the needy | 30-5.12 |
| Food truck, not located within a food truck park | 30-5. 37 <u>38</u> |
| Food truck park (less than 6 pads) | 30-5.13 |
| Food truck park (6 or more pads) ⁴ | 30-5.13 |
| Gasoline or alternative fuel station | 30-5.14 |
| Go-cart raceway and rentals (indoor and outdoor) | |
| Health services | |
| Hotel or motel | |
| Ice manufacturing/vending machines | 30-5. 40 <u>41</u> |
| Industrial | 30-5.15 |
| Job training and vocational rehabilitation services | |
| Junkyard or salvage yard | 30-5.16 |
| Laboratory, medical or dental | |
| Large-scale retail | |
| Library | |
| Light assembly, fabrication and processing | 30-5.17 |
| Liquor stores | |
| Medical marijuana dispensing facility | |
| Microbrewery, microwinery, or microdistillery ³ | 30-5.18 |
| Mini-warehouses, self-storage facility | 30-5.19 |
| Museum or art gallery | |
| Office | |
| Office (medical, dental, or other health-related service) | |

| | |
|--|-------------------|
| Outdoor storage (principal use) | 30-5.20 <u>21</u> |
| Parking, surface (principal use) | 30-5.24 <u>22</u> |
| Passenger transit or rail station | |
| Personal services | |
| Place of religious assembly | 30-5.22 <u>23</u> |
| Public administration building | |
| Public maintenance or storage facility | |
| Public park | |
| Recreation, indoor | |
| Recreation, outdoor | |
| Recreational vehicle park | 30-5.23 <u>24</u> |
| Recycling center | |
| Rehabilitation center | |
| Research development or testing facility | |
| Residence for destitute people | 30-5.24 <u>25</u> |
| Restaurant | |
| Retail nursery, lawn, or garden supply store | |
| Retail sales (not elsewhere classified) | |
| School (elementary, middle, or high - public or private) | |
| School, professional | |
| School, vocational or trade | |
| Scooter or electric golf cart sales | |
| Sexually-oriented cabaret | 30-5.25 <u>26</u> |

| | |
|--|-----------------------|
| Sexually-oriented motion picture theater | 30-5.25 <u>26</u> |
| Sexually-oriented retail store | 30-5.25 <u>26</u> |
| Simulated gambling establishment | |
| Skilled nursing facility | |
| Social service facility | 30-5.27 <u>28</u> |
| Solar generation station | 30-5.29 <u>30</u> |
| Truck or bus terminal or maintenance facility | |
| Vehicle repair | 30-5.30 <u>31</u> |
| Vehicle rental | |
| Vehicle sales (no outdoor display) | |
| Vehicle sales (with outdoor display) | |
| Vehicle services | 30-5.30 <u>31</u> |
| Veterinary services | 30-5.34 <u>32</u> |
| Warehouse or distribution facility (less than 100,000 sf) | |
| Warehouse or distribution facility (100,000 sf or greater) | |
| Waste management facility | |
| Wholesale trade | |
| Wireless communication facility or antenna | See 30-5.32 <u>33</u> |

136

137 **SECTION 9.** Section 30-4.23 of the Land Development Code is amended as follows. Except as

138 amended herein, the remainder of Section 30-4.23 remains in full force and effect.

139 **Sec. 30-4.23. Permitted uses.**

140 The following table contains the list of uses allowed, and specifies whether the uses are allowed
141 by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells
142 indicate that the use is not allowed. No variances from the requirements of this section are
143 allowed.

Table V-9: Permitted Uses in Special Districts.

| Use | Use Standards |
|--|-------------------|
| Accessory dwelling unit | 30-5.35 <u>36</u> |
| Agricultural, forestry and fishing uses | |
| Airport | |
| Animal specialty services | |
| Arboreta and botanical or zoological garden | |
| Armor systems manufacturing and assembly | 30-5.16 |
| Assisted living facility | |
| Business services | |
| Campground | |
| Cemetery | |
| Community residential home (up to 6 residents) | 30-5.6 |
| Correctional institution | |
| Day care center | 30-5.7 |
| Drive-through facility | 30-5.9 |
| Emergency shelter | |
| Equipment rental and leasing, heavy | |
| Equipment rental and leasing, light | |
| Farmers market | |
| Food distribution center for the needy | 30-5.12 |
| Food truck, not located within a food truck park | 30-5.37 <u>38</u> |
| Food park (less than 6 pads) | 30-5.13 |
| Food truck park (6 or more pads) ¹ | 30-5.13 |

| Use | Use Standards |
|--|-------------------|
| Gasoline or alternative fuel station | 30-5.14 |
| Golf course | |
| Health services | |
| Heliport | |
| Hospital | |
| Hotel or motel | |
| Library | |
| Light assembly, fabrication and processing | 30-5.17 |
| Medical or dental laboratory | |
| Medical marijuana dispensing facility | |
| Membership sports and recreation club | |
| Mini-warehouse or self-storage facility | 30-5.19 |
| Museums or art gallery | |
| Office | |
| Office, medical or dental | |
| Outdoor storage (principal use) | 30-5.20 <u>21</u> |
| Parking, surface (principal use) | 30-5.21 <u>22</u> |
| Pet services | |
| Place of religious assembly | 30-5.22 <u>23</u> |
| Public administration building | |
| Public maintenance or storage facility | |
| Public park | |

| Use | Use Standards |
|--|-------------------|
| Recreation, indoor | |
| Recreation, outdoor | |
| Recreational vehicle park | |
| Rehabilitation center | |
| Research development or testing facility | |
| Residence for destitute people | 30-5.24 <u>25</u> |
| Restaurant | |
| Retail nursery, lawn, or garden supply store | |
| Retail sales (not elsewhere classified) | |
| Sale of agricultural products | |
| School (elementary, middle, or high - public or private) | |
| School, professional | |
| School, vocational or trade | |
| Shooting range, outdoor | 30-5.26 <u>27</u> |
| Simulated gambling establishment | |
| Single-family dwelling | |
| Single room occupancy residence | 30-5.8 |
| Skilled nursing facility | |
| Social service facility | 30-5.27 <u>28</u> |
| Solar generation station | 30-5.29 <u>30</u> |
| Stadiums or athletic arena | |
| Theater, drive-in | |

| Use | Use Standards |
|--|---------------|
| Truck, train or bus terminal or maintenance facility | |
| Utilities | |
| Vehicle repair | 30-5.3031 |
| Vehicles sales or rental | |
| Veterinary services | 30-5.3132 |
| Warehouse or distribution facility (less than 50,000 sf) | |
| Warehouse or distribution facility (50,000 sf or greater) | |
| Waste management facility | |
| Water conservation area, water reservoir or control structure, or drainage or water well | |
| Wholesale trade | |
| Wireless communication facility or antenna | See 30-5.3233 |

145

146 **SECTION 10.** Section 30-5.20 is added to the Land Development Code as follows. **(NOTE TO**
147 **CODIFIER: Article V of the Land Development Code will be renumbered accordingly, with the**
148 **existing Section 30-5.20 becoming Section 30-5.21 and so on.)**

149 **Sec. 30-5.20. Neighborhood-scale multi-family.**

150 The neighborhood-scale multi-family use must have a minimum of two (2) units per building and a
151 maximum of four (4) units per building. Within the Neighborhood Residential (NR) zoning district:

- 152 A. Development is limited to one building on one lot or parcel created through a recorded and
153 approved subdivision, lot split, lot line adjustment, single lot replatting, or minor subdivision.
- 154 B. Buildings are limited to a maximum of two (2) stories.
- 155 C. The front façade for buildings with 3-4 units buildings must meet these requirements:
- 156 1. A maximum of two (2) primary entrances are allowed.
- 157 2. 30% glazing minimum is required for the first floor with 15% minimum for upper floors.
- 158 3. Front facades may not exceed 20 horizontal feet without including at least one of the
159 following elements:

- 160 a. A window or door;
161 b. Awning, canopy, or marquee;
162 c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a
163 minimum depth of three (3) inches; or
164 d. Complementary changes in façade materials or texture.
165 D. Off-street parking is limited to two (2) parking spots in front of the building between the right-of-
166 way and the front facade. Additional parking spaces may be located in the rear.
167 E. A minimum of one high quality tree must be provided with the development. The preservation of
168 an existing high-quality tree may substitute for this requirement.
169 F. The main entrance(s) must be on the first floor and must be part of the front façade of the
170 building. The front façade of the building must be facing a street. Buildings must have an
171 entrance on the first floor, however entrances on the second floor may be located to the side or
172 rear of the building.

173

174 **SECTION 11.** It is the intent of the City Commission that the provisions of Sections 1 through 10
175 of this ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,
176 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
177 relettered in order to accomplish such intent.

178 **SECTION 12.** The City Manager or designee is authorized and directed to make the necessary
179 changes to the Zoning Map Atlas to comply with this ordinance.

180 **SECTION 13.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
181 the application hereof to any person or circumstance is held invalid or unconstitutional, such
182 finding will not affect the other provisions or applications of this ordinance that can be given
183 effect without the invalid or unconstitutional provision or application, and to this end the
184 provisions of this ordinance are declared severable.

185 **SECTION 14.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
186 conflict hereby repealed.

187 **SECTION 15.** This ordinance will become effective upon the effective date of Ordinance No.
188 211357.

189 **PASSED AND ADOPTED** this _____ day of _____, 2022.

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191

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196

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199

200 **OMICHELE D. GAINEY**

201 **CITY CLERK**

202

203

204

205 This ordinance passed on first reading the _____ day of _____, 2022.

206

207 This ordinance passed on adoption reading the _____ day of _____, 2022.

LAUREN POE
MAYOR

Approved as to form and legality:

DANIEL M. NEE
INTERIM CITY ATTORNEY



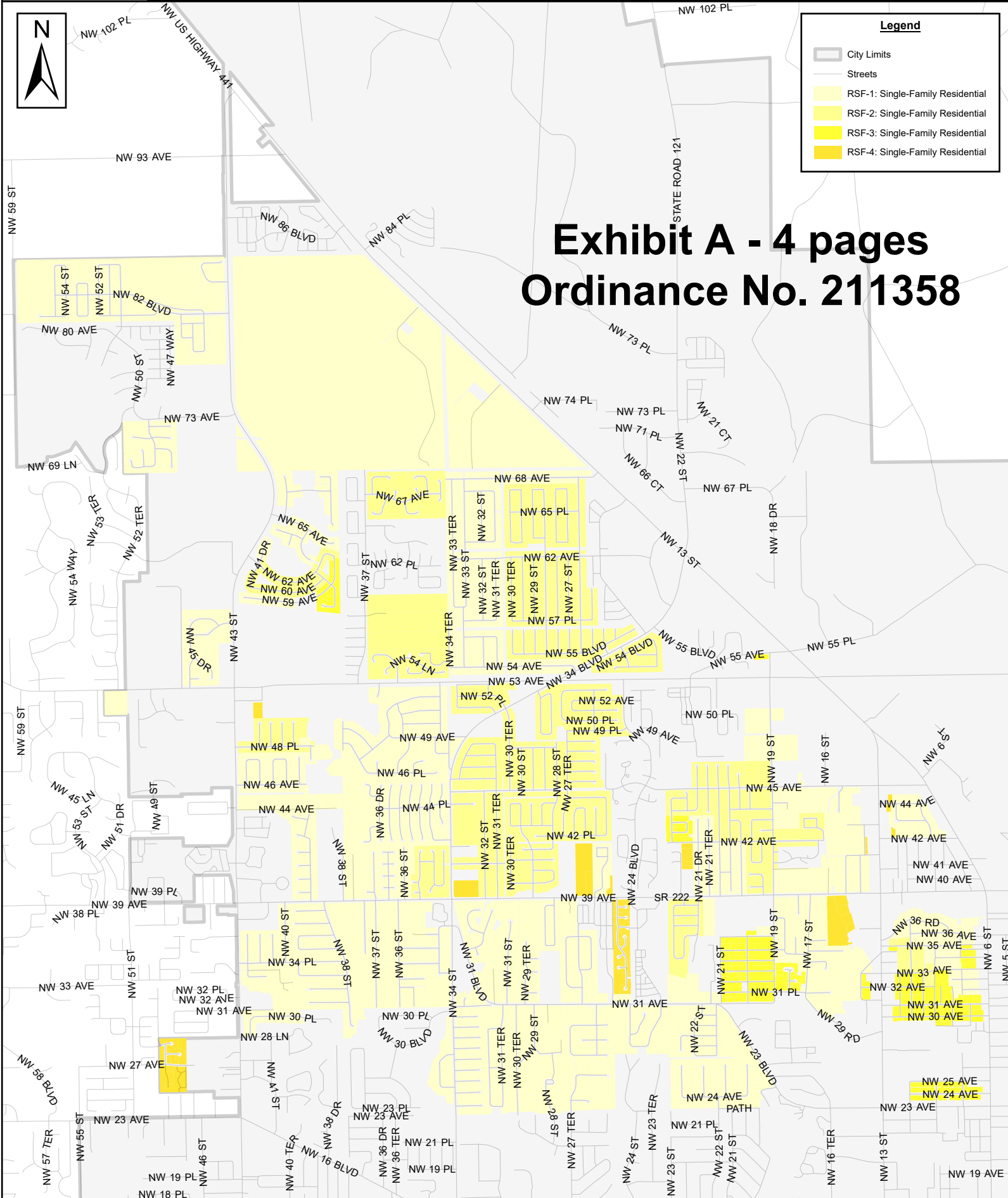
Q1 Existing Zoning (RSF)

June 2022



| Legend | |
|--------|----------------------------------|
| | City Limits |
| | Streets |
| | RSF-1: Single-Family Residential |
| | RSF-2: Single-Family Residential |
| | RSF-3: Single-Family Residential |
| | RSF-4: Single-Family Residential |

Exhibit A - 4 pages Ordinance No. 211358





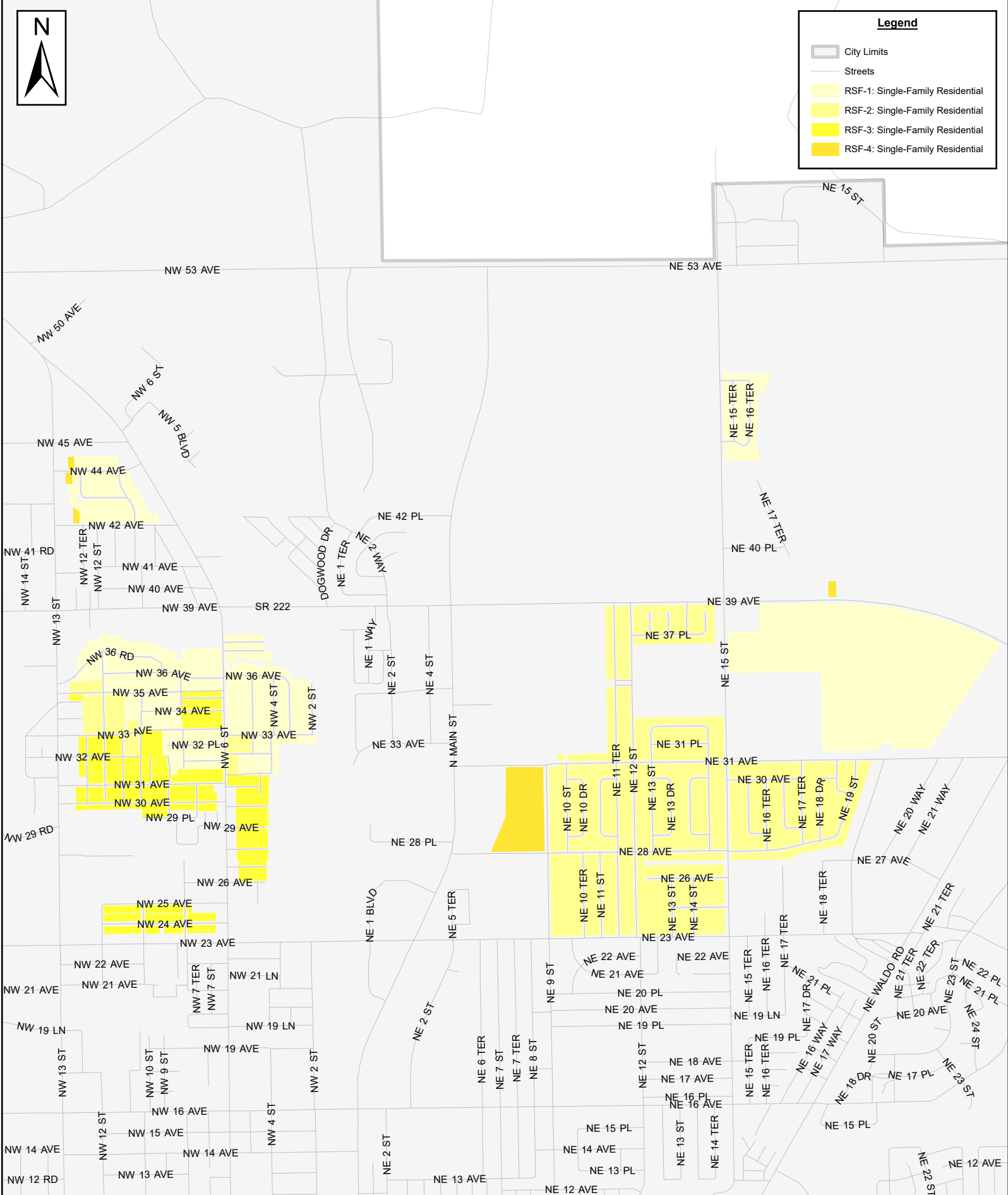
Q2 Existing Zoning (RSF)

June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential





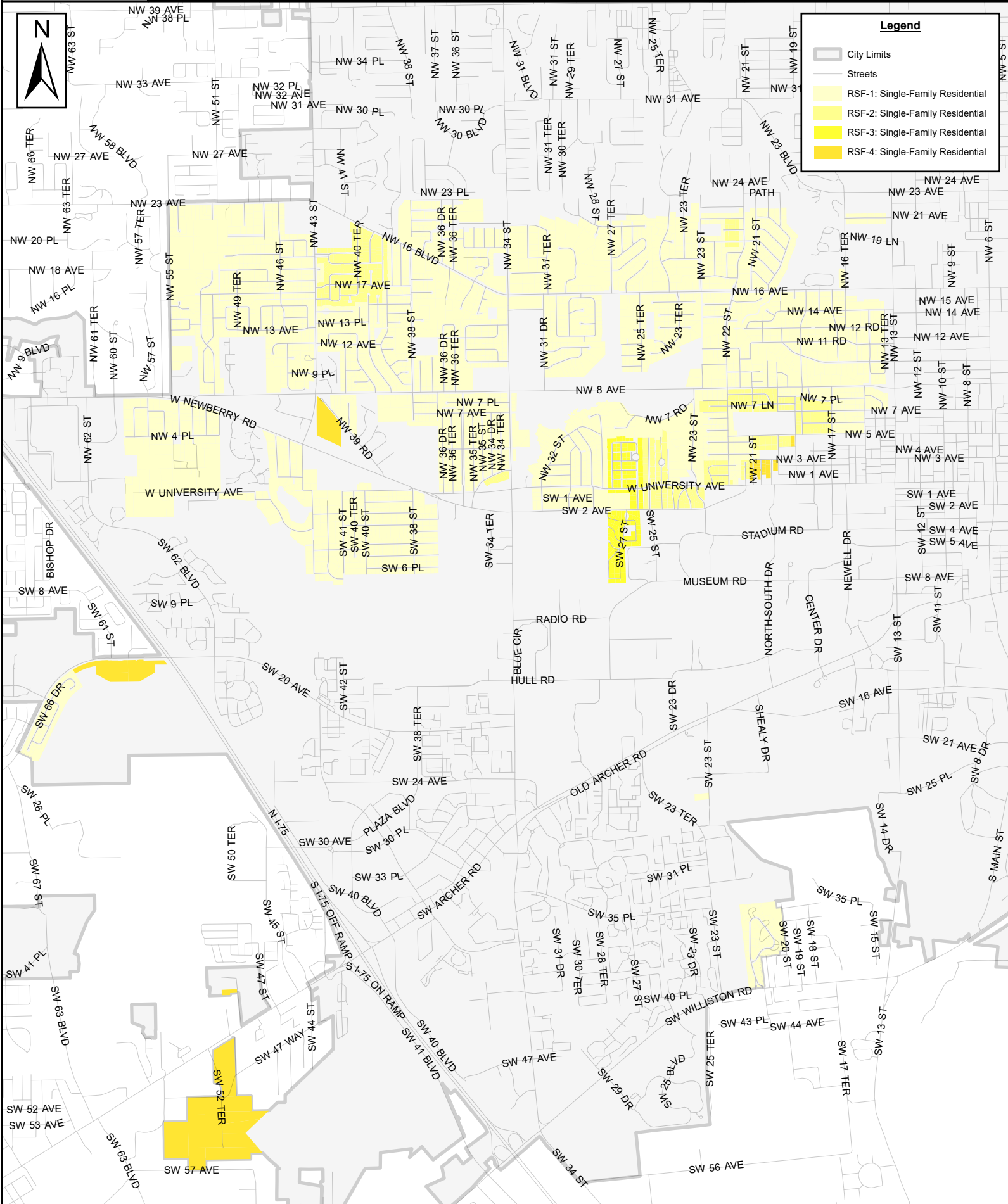
Q3 Existing Zoning (RSF)

June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential





Q4 Existing Zoning (RSF)

June 2022



Legend

- City Limits
- Streets
- RSF-1: Single-Family Residential
- RSF-2: Single-Family Residential
- RSF-3: Single-Family Residential
- RSF-4: Single-Family Residential

