



2022-707C

City of
Gainesville

Petition No. LD22-000130 TCH : Amendment to the City Land Development Code to remove the centerline of street setback measurement in Section 30-6.8.B. - *Minimum setbacks from centerlines of all streets.*

Department of Sustainable Development (Planning Division)
City Commission Meeting



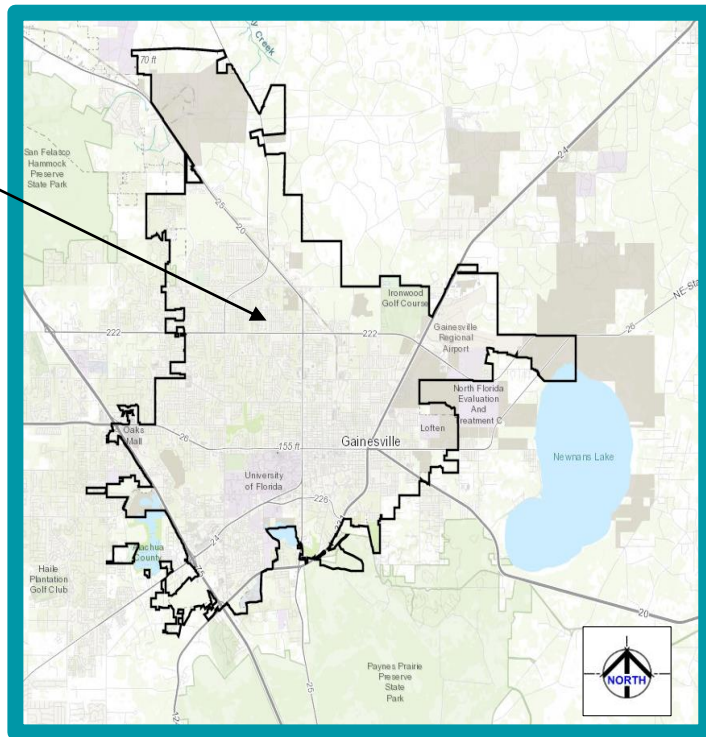
2022-707C

Applicant/Area: City of Gainesville, FL

Application Type: Land Development Code
Text Change (Legislative)

Subject: Centerline of Street Setback
Measurement

Sponsor: Department of Sustainable
Development





Current Land Development Code Language:

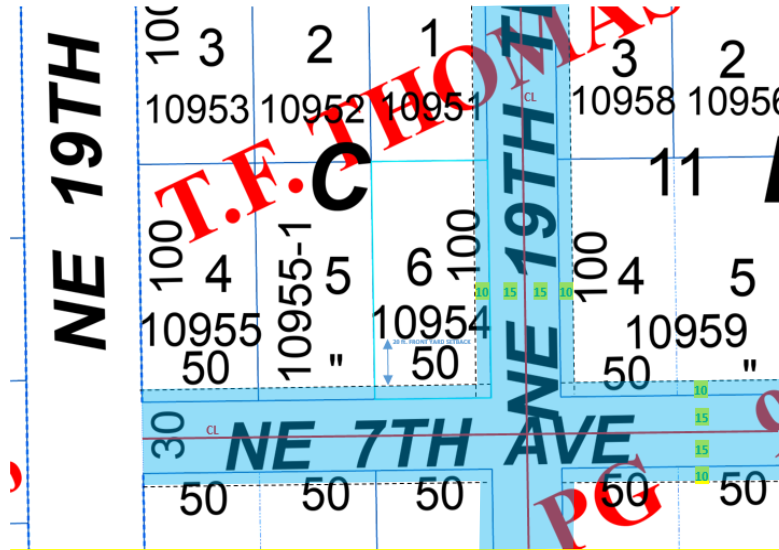
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Sec. 30-6.8. General lot and building requirements.

The following lot and building requirements shall apply in all zoning districts:

B. Minimum setbacks from centerlines of all streets.

1. Every required minimum front yard setback line shall be established by a line parallel to the centerline of the street right-of-way at the distance listed in this subsection, measured from the street right-of-way line or the distance from the street centerline listed in subsection B.2. of this section. For the purpose of determining street classifications, the official roadway map shall be used.
2. If the actual street right-of-way line is closer to the street centerline than the following distances, the setback shall be measured from a line parallel to the street centerline located the following distances from the centerline:
 - a. Highways and arterials: 50 feet.
 - b. Thoroughfares and collectors: 40 feet.
 - c. Minor collectors: 35 feet.
 - d. All other streets: 25 feet.



Sec. 30-6.8. - General lot and building requirements.

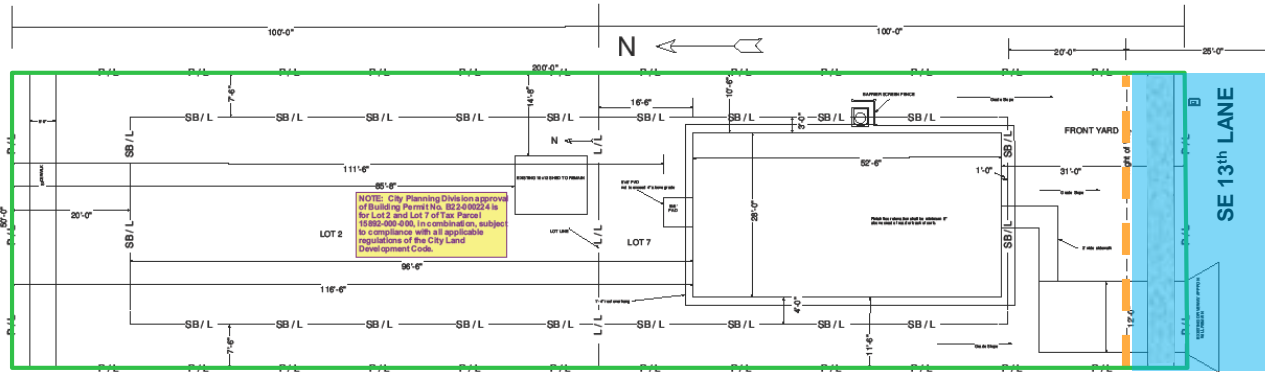
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Recommendation

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City Plan Board to City Commission – The City Commission deny Petition LD22-000130 TCH and adopt the amended language, labeled Exhibit A-4, in the associated staff report for the February 27, 2023, City Plan Board public hearing. The City Plan Board voted unanimously.

Staff to the City Plan Board – The City Plan Board approve Petition LD22-000130 TCH.

Thank You



City Plan Board Suggested Land Development Code Revision:

2022-707C

Sec. 30-6.8. General lot and building requirements.

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 - 2. If the actual street right-of-way line is closer to the street centerline than the following distances, the setback shall be measured from a line parallel to the street centerline located the following distances from the centerline:
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 - c. Minor collectors: ~~35~~ 30 feet.
 - d. All other s streets: 25 feet.



Staff Suggested Land Development Code Revision:

2022-707C

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Chapter 6 - Site Design

Chapter 6
SITE DESIGN

The criteria listed under this heading apply to site development which typically includes projects that are primarily outside of the public ROW and that do not have elements of a typical residential subdivision. The requirements listed in this section may be applied to all other types of development at the discretion of the Public Works Director or designee.

6.1 Driveways

Driveways shall be designed in accordance with the most recent FDOT Index and City standards. Driveways with sidewalk crossings shall meet current ADA standards for the length of the sidewalk crossing. Concrete sidewalk crossing shall be a minimum of 6 inches thick and have a 3,000 psi compressive strength. See Appendix B for a brick driveway ramp detail. All driveways shall be designed in accordance with the FDOT index.

6.2 Dumpster Pads

A minimum of 6 inch thick - 3,000 psi concrete shall be used for dumpster pads.

6.3 Parking (off street)

6.3.1 Dimensions

Minimum dimensional standards are provided in Appendix B.

6.3.2 Grading

Parking lots shall be graded to provide safe pedestrian and vehicle conditions while maintaining positive drainage into inlets and minimizing surface ponding. As a guideline, 8% maximum and 0.5% minimum slope shall be used in all areas where ADA requirements do not overrule local requirements.

6.3.3 Parking Lot Striping

Parking lot striping on hard surfaces shall be a minimum of 6 inches wide within the ROW and 4 inches wide on private sites. Striping color shall be white where ADA requirements do not apply.

6.3.4 Inlets

Inlets shall be located away from areas frequently traversed by pedestrians. Grates shall be safely traversable by all anticipated traffic including pedestrian, bicycle, wheelchair and vehicle.

6.3.5 Pipes

Pipe material specifications should conform to the requirements of the FDOT Standard Specifications for Road and Bridge Construction or, if not specified therein, to applicable ASTM standards. Utility pipes shall conform to GRU Material Standards.

6.3.6 Sidewalk/Curb Stops

All vehicular parking stalls shall be headed by a minimum 6 inch tall sidewalk or curb. Wheel stops or other similar structures are not allowed, but may be approved on a case by

Chapter 6 - Site Design

case basis. The vehicle overhang should not obstruct a pedestrian route. The pedestrian access shall be in compliance with ADA standards. A minimum of 5 feet of open travel pedestrian area is encouraged.

6.3.7 Bicycle Parking

Bicycle parking shall be located in areas convenient to the primary building and in areas that require minimal effort to access. Dimensions of bicycles parking and types of material shall be in accordance with the Land Development Code.

6.3.8 Motorcycle Parking

Motorcycle parking shall be 4.5 feet wide and 8-ft deep and be located in areas convenient to the primary building. The surface shall consist of a hard material capable of withstanding the kickstand point load. Soft mix/low aggregate asphalt is not allowed in motorcycle parking areas.

6.3.9 Scooter Parking

Scooter parking shall be 3 feet wide and 6-ft deep and be located in areas convenient to the primary building. Each scooter parking stall shall be accessible from a minimum 3 foot wide aisle. The surface shall consist of a hard material capable of withstanding the kickstand point load. Soft mix/low aggregate asphalt is not allowed in scooter parking areas.

6.4 Public Sidewalks

Public sidewalks shall be constructed of a minimum 4 inch thick - class NS per FDOT Spec 347 for non-driveway areas and 6 inch thick - 3,000 psi concrete at driveway crossings. Brick pavers and other alternative materials used within the ROW shall include a 4 inch thick minimum concrete subgrade. ADA standards apply to all public sidewalks. See Appendix B for a brick detectable warning detail. Ramps at public sidewalks shall be in accordance with FDOT standards.