



City of Gainesville Agenda Item Report

File Number: 2023-528

Agenda Date: August 17, 2023

Department: City Attorney

Title: 2023-528 LD23-000054 Text Change Amendment to Nonconforming Lot Requirements (B)

Department: City Attorney

Description: Ordinance No. 2023-528: An ordinance of the City of Gainesville, Florida, amending Section 30-4.17 and Section 30-10.3 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) regarding dimensional standards in the Residential Single-Family 4 (RSF-4) zoning district and requirements for nonconforming lots; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Explanation: This ordinance amends the RSF-4 dimensional standards and nonconforming lot requirements in the City of Gainesville Land Development Code to reduce side setbacks for properties located within a specific geographical zoning area, as well as eliminating a requirement that prohibits legal lots from falling under the definition of substandard lots. This ordinance reduces the RSF-4 side setback and allows porches to encroach by up to 5 feet in the front setback, allowing for more affordable housing types, creating more opportunities for tree preservation, and allowing for better site planning with less prominent driveway and parking configuration. In addition, an amendment to the restriction on substandard lots will allow more affordable single-family homes to be built on existing lots within the City, and stay consistent with the existing development pattern of the neighborhood.

The City Plan Board held a public hearing on May 25, 2023, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

Strategic Connection: Goal 3: A Great Place to Live & Experience

Recommendation: The City Commission adopt the proposed ordinance.