

City of
Gainesville

2023-528B

RSF-4 Setback and Nonconforming Text
Amendment

LD23-000054 TCH

Department of Sustainable Development
Juan Castillo

05/25/2023

Privately Initiated Request

- 1. Reduce Side setbacks in properties located within RSF-4 zones and allow front porches to encroach in front setbacks.**
- 2. Amend Substandard definition**



Side Setback in RSF-4

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
MIN. SETBACKS (ft.)										
Front	20 ⁴	20 ⁴	20 ⁴	20 ^{4.5}	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

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

Sec. 30-10.3. - Nonconforming lots.

A. Certain lots deemed conforming. A legally nonconforming lot that meets the following criteria shall be deemed conforming:

~~1. The lot is not a substandard lot; and~~

~~2.~~ The lot is located within 500 feet of two or more lots that:

a. Are developed with a principal structure, and

b. Share a substantially similar degree of the same nonconformity (lot area, lot depth, or lot width).

Substandard lot means a nonconforming lot that meets any one of the following criteria:

- A. Has less than 5,000 square feet of lot area in a district where the minimum required lot area is 5,000 feet or greater;
- B. Has less than 80% of the minimum required lot area in a district where the minimum required lot area is less than 5,000 square feet; or
- C. Has a lot width or lot depth that is less than 50 percent of the minimum required lot width or lot depth in the specific district.

Policy 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

Policy 1.2.6 The City should encourage or require buildings to put “eyes on the street” with front facade windows and doors.

Objective 4.1 The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

Proposal Clarification

- Will not increase density
- Will not amend uses within RSF-4
- Will not affect existing development negatively (will remain conforming)
- Will allow more flexibility for Single Family homes in RSF-4 and in some non-conforming lots
- Might bring some existing non-conforming lots into conforming status
- Will help facilitate the development of currently vacant lots and add them to the tax base

Thank You

Staff

Recommendation:

APPROVAL