

ORDINANCE NO. 2023-615

1
2
3 **An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas**
4 **by rezoning approximately 26.09 acres of property known as Magnolia Parke**
5 **generally located in the vicinity of the 4600-5000 block of NW 39th Avenue, as**
6 **more specifically described in this ordinance, to Planned Development (PD);**
7 **providing land development regulations; providing directions to the City**
8 **Manager; providing a severability clause; providing a repealing clause; and**
9 **providing an effective date.**
10

11 **WHEREAS,** the City of Gainesville, Florida (“City”), is a duly-constituted municipality having such
12 power and authority conferred upon it by the Florida Constitution and the Municipal Home Rule
13 Powers Act; and

14 **WHEREAS,** the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for
15 municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the
16 Florida Constitution, including the exercise of any power for municipal purposes not expressly
17 prohibited by law; and

18 **WHEREAS,** Section 163.3167, Florida Statutes, requires the City of Gainesville to maintain a
19 Comprehensive Plan to guide the future development and growth of the city; and

20 **WHEREAS,** Section 163.3177(6), Florida Statutes, requires the City of Gainesville Comprehensive
21 Plan to include a Future Land Use Element with a Future Land Use Map that designates the future
22 general distribution, location, and extent of the uses of land for residential, commercial, industry,
23 agriculture, recreation, conservation, education, public facilities, and other categories of the
24 public and private uses of land, with the goals of protecting natural and historic resources,
25 providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban
26 sprawl; and

1 **WHEREAS**, the City of Gainesville is required by Section 163.3202, Florida Statutes, to adopt or
2 amend and enforce land development regulations that are consistent with and implement the
3 Comprehensive Plan and that are combined and compiled into a single land development code
4 for the city; and

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

8 **WHEREAS**, Planned Development District (PD) zoning is a zoning category that allows for
9 landowners or developers to submit unique proposals that are not addressed or otherwise
10 provided for in the zoning districts and land development regulations established by the City of
11 Gainesville Land Development Code; and

12 **WHEREAS**, the PD zoning district, including all of its unique and specific land development
13 regulations, is freely negotiated and voluntarily agreed to by the owner/developer of the subject
14 property, thereby precluding any claims or actions under Florida law regarding regulatory
15 takings, the Bert J. Harris, Jr., Private Property Rights Protection Act, development exactions
16 under common law or Section 70.45, Florida Statutes, or the affordable housing provisions in
17 Section 125.01055, Florida Statutes; and

18 **WHEREAS**, on October 13, 1997, the City Commission adopted Ordinance No. 960941, which
19 originally rezoned a majority of the property that is the subject of this ordinance to Planned
20 Development District (PD) (known as the “Magnolia Parke PD”) and included certain PD maps
21 and land development regulations; and

1 **WHEREAS**, on June 14, 1999, the City Commission adopted Ordinance No. 980987, which
2 amended Ordinance No. 960941 by adopting amended land development regulations; and

3 **WHEREAS**, on September 11, 2000, the City Commission adopted Ordinance No. 991285, which
4 repealed Ordinance No. 980987 in its entirety, rezoned certain property to the Magnolia Parke
5 PD, and amended Ordinance No. 960941 by adopting amended PD maps and land development
6 regulations; and

7 **WHEREAS**, on March 10, 2008, the City Commission adopted Ordinance No. 070763, which
8 amended Ordinance No. 960941 as amended by Ordinance No. 991285 by adopting amended
9 land development regulations; and

10 **WHEREAS**, on August 7, 2014, the City Commission adopted Ordinance No. 130118, which
11 superseded and repealed Ordinance No. 960941, Ordinance No. 991285, and Ordinance 070763
12 in their entirety, rezoned certain property to the Magnolia Parke PD, and adopted amended PD
13 maps and land development regulations; and

14 **WHEREAS**, the Magnolia Park PD remains valid and unexpired; and

15 **WHEREAS**, this ordinance, which was requested by the owner(s) of the property that is the
16 subject of this ordinance and which was noticed as required by law, will amend the Planned
17 Development District (PD) zoning applicable to the subject property; and

18 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of
19 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant
20 to Section 163.3174, Florida Statutes, held a public hearing on June 22, 2023, to consider this
21 application and provide a recommendation to the City Commission; and

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

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

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

10 **WHEREAS**, the City Commission finds that the rezoning of the subject property is consistent with
11 the City of Gainesville Comprehensive Plan.

12 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**
13 **FLORIDA:**

14 **SECTION 1.** Ordinance No. 130118 is hereby superseded in its entirety and is hereby repealed
15 effective on the effective date of this ordinance, and the Zoning Map Atlas of the City of
16 Gainesville is amended by rezoning the following described property to Planned Development
17 District (PD):

18 See legal description attached as Exhibit "A" and made a part hereof as if set forth
19 in full. The location of the property is shown on Exhibit "B" for visual reference.
20 In the event of conflict or inconsistency, Exhibit "A" shall prevail over Exhibit "B".
21

22 **SECTION 2.** The use and development of the property described in Section 1 of this ordinance
23 will be regulated by the following sources of authority, which are listed in the order of regulatory

1 precedence in any event of conflict or inconsistency (with number 1 taking precedence over
2 number 2 and so on): 1) the City of Gainesville Comprehensive Plan; 2) the land development
3 regulations set forth in Section 3 below; 3) the PD Layout Plan attached as **Exhibit C** and made a
4 part hereof as if set forth in full; 4) the PD Report titled “Magnolia Park Planned Development
5 Standards and Conditions” attached as **Exhibit D** and made a part hereof as if set forth in full; and
6 5) the City of Gainesville Land Development Code.

7 **SECTION 3.** The use and development of the property described in Section 1 of this ordinance
8 will be regulated by the following land development regulations:

- 9 1. When an application is made for development plan approval, the owner/developer shall
10 submit an Application for a Certificate of Final Concurrency. Any future development or
11 redevelopment must meet all relevant portions of the Transportation Mobility Element
12 of the City of Gainesville Comprehensive Plan, including required transportation mobility
13 criteria in effect at the time of application.
14
- 15 2. The maximum height of the self-storage buildings is one story, not to exceed 10 feet in
16 height above finished floor elevation; roof pitch may exceed that height.
17
- 18 3. The self-storage buildings must be designed in a “U” configuration, with storage doors
19 facing the interior courtyard, or with all storage doors facing internal hallways, or in some
20 other manner such that all storage doors face internally to the facilities. No opening may
21 be visible off-site or from within the Magnolia Parke development.
22
- 23 4. If Pod G is developed with a self-service storage use, a 50 foot buffer must exist along the
24 eastern boundary of the property where it abuts tax parcel number 6063-000-000
25 (Bellamy Forge Condominiums). The buffer must remain in its natural state except: 1)
26 where it is necessary to provide a drainage swale based on existing conditions; or 2) where
27 landscape materials are required to meet adjacent use buffer requirements for an
28 industrial use, as required by the Land Development Code. If the property is developed
29 with a use other than self-service storage, the building must be setback 50 feet and the
30 buffering requirements of the Land Development Code will apply where the property
31 abuts tax parcel number 6063-000-000. The exterior wall of the storage facility may not
32 exceed 10 feet in height above finished floor elevation and must be designed with
33 architectural relief a maximum of every 50 feet. There may be no entrance or exit or
34 other break in the outside wall along the east or north sides of the building.

- 1
- 2 5. The maximum hours of operation of the self-service storage use are from 6:30 a.m. until
- 3 7 p.m., Monday through Friday; 7 a.m. until 7 p.m., Saturday; and 10 a.m. until 5 p.m.,
- 4 Sunday.
- 5
- 6 6. Security lighting of the storage facility must be designed such that the cone of illumination
- 7 is limited to the self-service storage facility and must not spill over onto the adjacent
- 8 development and other residential lands. Lighting must be used and designed such that
- 9 it only reflects internally to the facility.
- 10
- 11 7. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually
- 12 obtrusive goods, the maximum size of any one unit may not exceed 400 square feet. The
- 13 following activities are not be permitted within the self-service storage facility; storage of
- 14 hazardous materials as defined by the Alachua County Hazardous Materials Code, as
- 15 amended, habitation of units, music rehearsal studios, auctions, flea markets, other sales
- 16 activities, service, repair, fabrication, transfer/storage businesses, operation of power
- 17 tools, and any activities that generate odor, noise, fumes, vibration, or dust of a nuisance
- 18 level. Electrical receptacles may not be provided within any storage units. All storage
- 19 must be within completely enclosed buildings. Only dead storage is permitted within the
- 20 facility.
- 21
- 22 8. The self-service storage facility's perimeter wall must be constructed of a split face block
- 23 exterior. The roof must be pitched. The architectural style and color of the self-service
- 24 storage buildings must be compatible with the remaining development.
- 25
- 26 9. The self-service storage facility must be separated from NW 39th Avenue by development
- 27 within Pods A and B, as identified in the PD Layout Plan (Exhibit C).
- 28
- 29 10. Highway style guardrail, chain-link fencing, and barbed wire or razor wire is prohibited.
- 30
- 31 11. A minimum of 80,000 square feet of gross floor area shown in Pods C, D, and E must be
- 32 developed as residential use. Up to 250 units of multi-family residential use is allowed in
- 33 Pods D and E, subject to the development regulations in Exhibit D. A maximum of 400
- 34 residential units is allowed within the PD.
- 35
- 36 12. The maximum square footage of any non-residential building in Pods A or B is 12,000
- 37 square feet of gross floor area.
- 38
- 39 13. One drive-through facility with a maximum of three (3) drive-through lanes may be
- 40 permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and
- 41 only when accessory to a financial institution or an eating place. One drive-through
- facility with a maximum of three (3) drive-through lanes may be permitted in either Pod

1 G or Pod I, but not both, as identified on the PD Layout Plan and only when accessory to
2 a financial institution or an eating place. Drive-throughs must be developed in
3 conformance with the drive-through design and layout standards in the Comprehensive
4 Plan, Land Development Code, or other transportation mobility program then in effect at
5 the time of development plan review. Direct access to the drive-through is not permitted
6 from NW 39th Avenue. The facility must be designed to gain access internally from the
7 Magnolia Parke development via a vehicular use area or an internal driveway. The
8 development plan must direct drive-through traffic to areas of the development that will
9 have the least conflict with pedestrian and bicycle travel routes.

10
11 14. The development envelope setback from the westernmost entrance from NW 39th Ave
12 must be a minimum of 15 feet and a maximum of 20 feet. A 5-foot buffer area must be
13 provided from the edge of roadway pavement. In this buffer area, all existing regulated
14 trees must remain in their natural state. The landscape area must, at a minimum, meet
15 the adjacent use buffer requirements of the Land Development Code to provide screening
16 from the automotive use to the west. During development plan review, the appropriate
17 reviewing board may require additional vegetation to satisfy screening requirements of
18 the adjacent use buffer.

19
20 15. The street buffer along NW 39th Avenue must be a minimum of 9 feet. One street tree
21 must be planted for every 50 feet of street frontage, which will vary appropriately with
22 the species of tree; said placement to be coordinated with the City Arborist or successor
23 in position. The street buffer along NW 39th Avenue must otherwise meet the street
24 buffer requirements for a commercial use as provided in the Land Development Code.
25 The development must meet the requirements of the Land Development Code for
26 adjacent use landscape buffer for a commercial development, except where otherwise
27 provided in the PD ordinance.

28
29 16. In addition to the facade extension standards included in the PD Report (Exhibit D),
30 buildings facing NW 39th Avenue, including walls, hedges, etc., must have front facades
31 covering 60% of the NW 39th Avenue frontage. Parking lots in building gaps along the NW
32 39th Avenue frontage must be screened with plantings, fencing, hedging, or walls erected
33 or maintained at least 3 feet in height.

34
35 17. All outdoor uses, including but not limited to entertainment activities and other
36 promotional events that occur in Pod F, must comply with the City's noise ordinance. Flea
37 markets are prohibited.

38
39 18. Sidewalk displays are prohibited in front of buildings along NW 39th Avenue.

40
41 19. Non-operable shutters and those not made of wood or metal are prohibited.

42

- 1 20. Outdoor storage is prohibited throughout the development. Outdoor displays are
2 permitted and must comply with the standards contained in the PD Report (Exhibit D).
3
- 4 21. Garbage collection, recycling, and other utility areas must be screened around their
5 perimeters, with enclosures of wood, brick, or decorative masonry, or by brick walls; with
6 a minimum height of 7 feet and must extend on 3 sides of such an area, where applicable,
7 with a gate or door on the fourth side. Such a wall must be capped on 3 sides, where
8 applicable.
9
- 10 22. At the time of development plan review, the owner/developer shall provide a tree survey.
11 Regulated trees must be preserved in accordance with the Land Development Code and
12 in coordination with the City Arborist, per the development standards in Table 3. The
13 methodology in determining the tree shaded areas must meet the requirements of the
14 City's Land Development Code.
15
- 16 23. Fences may not be more than 4 feet high where they abut a public right-of-way. The use
17 of solid board fences is not permitted. Walls and fences must comply with the building
18 standards contained in the PD Report (Exhibit D), which must be architecturally
19 compatible with the style, materials, and color of buildings within the development.
20
- 21 24. Parking lot layout, landscaping, buffering, and screening must avoid spillover light onto
22 adjacent properties, particularly residential properties. Parking lots in Pods A, B, and I
23 exposed to view from NW 39th Avenue must be screened by a hedge or wall erected or
24 maintained at least 3 feet in height along all parking areas adjacent to NW 39th Avenue.
25
- 26 25. The total amount of non-residential use for the development may not exceed 246,000
27 square feet of gross floor area, not including the square footage allocated to self-service
28 storage in Pod G. If Pod G is developed with a non-residential use other than self-service
29 storage, the total amount of non-residential use for the development may not exceed
30 290,000 square feet of gross floor area. In addition, if Pod G is developed with a non-
31 residential use other than self-service storage, building or parking area may encroach into
32 the Pod C building and parking envelope, as identified on the PD Layout Plan. In such
33 event, the maximum square footage of development allowed in Pod C and G combined,
34 as identified in Table 1 of the PD Report, will remain unaffected.
35
- 36 26. If Pod G is developed with a self-service storage use, the building may not exceed 30,000
37 square feet in gross floor area. If Pod G is developed with a non-residential use, the
38 maximum gross floor area is 44,000 square feet.
39
- 40 27. Unless otherwise provided for in this ordinance, the subject property will be regulated by
41 all provisions of the Land Development Code and must comply will all applicable
42 administrative regulations.

- 1
2 28. The removal, fill, or disturbance of wetlands must be in accordance with the requirements
3 of the St. John's River Water Management District and the City's Comprehensive Plan and
4 Land Development Code.
5
6 29. Sufficient area must be provided for the stormwater management basins. If it is
7 determined by the City's Public Works Director that additional area is needed, then the
8 owner/developer shall provide additional off-site property prior to the issuance of any
9 developmental orders. An amendment to the Magnolia Parke PD is also required.
10
11 30. The stormwater management system must be designated so that there is not an increase
12 in the pre-development rate and volume of run-off for the 25-year critical duration storm
13 event in the post-development conditions.
14
15 31. Any development or redevelopment that increases the net, new trip generation from the
16 most recently approved traffic impact study will require a new traffic impact study
17 prepared, at the sole cost and expense of the owner/developer, by a professional
18 engineer registered in the State of Florida.
19
20 32. The extension of NW 51st Street that serves this planned development must be designed
21 and constructed, at the sole cost and expense of the owner/developer, in such a manner
22 that it accommodates the future connection of NW 42nd Lane within the adjacent
23 Huntington residential development.
24
25 33. The exact location, dimensions, and movement of traffic circulation with the planned
26 development will be determined during development plan review subject to approval by
27 the City Manager or designee or appropriate reviewing board.
28
29 34. Bus service must be provided to the development subject to the City's Regional Transit
30 System locational standards.
31
32 35. Bicycle lanes must be provided along the main driveway entrance to the first intersection.
33
34 36. The number of required parking spaces will be in accordance with the City's Land
35 Development Code. If shared parking is requested, a parking plan must be submitted by
36 the owner/developer at the time of development plan review to determine parking
37 requirements. The general parking envelope locations are shown on the PD Layout Plan
38 (Exhibit C). The exact parking configuration, consistent with the general parking
39 envelope, will be subject to approval by the City Manager or designee or appropriate
40 reviewing board at development plan review. Parking may be reserved for exclusive
41 residential use provided that non-reserved parking can serve the peak parking demand of
42 the remaining portion of the PD.

- 1
2 37. Sidewalks serving this planned development must be provided, at the sole cost and
3 expense of the owner/developer, from the public sidewalks along NW 39th Avenue to all
4 buildings fronting NW 39th Avenue and from all vehicular entrances to the development.
5 Sidewalks must be provided from all vehicular entrances from NW 51st Street.
6
- 7 38. Crosswalks must be provided by the owner/developer where necessary and appropriate
8 and in the general location shown on the PD Layout Plan. The exact location of crosswalks
9 will be determined by the City Manager or designee or appropriate reviewing board
10 during development plan review. Crosswalks must be of a safe and efficient design as
11 determined by the City's Traffic Engineering Department, and must be distinguished by
12 grade, texturing, or paint, consistent with the standards contained in the development
13 plan report.
14
- 15 39. Sidewalks must be provided in the general location as shown on the PD Layout Plan
16 (Exhibit C). The exact location of sidewalks will be determined by the City Manager or
17 designee or appropriate reviewing board during development plan review. Sidewalks
18 within Pods A, B, and I must provide a minimum of 7 feet clear width parallel to building
19 fronts and along parking lots connected by streetscape. Sidewalks within Pods A, B, and
20 I must provide a minimum of 5 feet clear width when connecting the main sidewalk and
21 the building entrance and at the rear of buildings. Sidewalks in Pods C, D, E, and F must
22 provide a minimum of 5 feet clear width in all cases.
23
- 24 40. Pod G, if developed with a self-service storage use, will be issued a building certificate of
25 occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one
26 building in Pod A; 2) two buildings in Pod B, and 3) 15,000 gross square feet of gross floor
27 area including residential development in Pod C. The development of Pod F must be
28 completed no later than the completion of Pod C.
29
- 30 41. The development is allowed three freestanding signs along the NW 39th Avenue frontage.
31 The maximum height of the sign(s) is 14 feet. The maximum width of the sign(s) is 15 feet.
32 Signage face area is allowed as follows: one main entrance sign with a maximum of 75
33 square feet for two primary entrance signs and 60 square feet for a third primary frontage
34 entry sign. Freestanding signs must be separated by a minimum distance of 50 feet.
35
- 36 42. Two secondary freestanding signs are permitted along NW 51st Street. The maximum
37 height of the sign(s) is 8 feet. The maximum width of the sign(s) is 12 feet. The maximum
38 size of the sign(s) face area is 50 square feet.
39
- 40 43. The leading edge of all freestanding signs must have a setback of ten (10) feet from the
41 property line of the development or back of sidewalk provided the sign does not obstruct
42 a vehicular line of sight.

- 1
2 44. Except as otherwise provided in this ordinance, signage within the development will be
3 governed by the standards provided in the PD Report (Exhibit D) and as provided in the
4 Land Development Code.
5
6 45. Amendments to the floodplain elevations must be in accordance with the City of
7 Gainesville Flood Control Ordinance and the Federal Emergency Management Agency
8 (FEMA) regulations.
9
10 46. All streets within the planned development will be private streets and will be identified
11 by street numbers with reference to NW 39th Avenue and NW 51st Street.
12
13 47. The owner/developer shall construct a bus shelter architecturally consistent with the
14 Magnolia Parke development on the NW 39th Avenue development frontage, or an area
15 on NW 39th Avenue proximate to Magnolia Parke, which meets all RTS and handicap
16 accessibility requirements. The exact location of the shelter must be coordinated with
17 RTS, Planning, and the Building Department. Elevations of the shelter must be submitted
18 and approved prior to final development plan approval of any building in Pod I. The bus
19 shelter must be built, inspected, and approved prior to the issuance of any preliminary or
20 final Certificate of Occupancy for any buildings in Pod I.
21
22 48. The 15-foot landscape buffer along the north property line of Pod I must be, at a
23 minimum, landscaped in accordance with Buffer C, Chart B of Section 30-8.4 of the Land
24 Development Code.
25
26 49. The development standards for Pod A, as provided in the PD Report (Exhibit D), will apply
27 to Pod I, except as otherwise provided in the PD Report.
28
29 50. The uses permitted in Pod I are those listed in Table 5 of the PD Report (Exhibit D). No
30 accessory gasoline service stations or filling pumps are permitted in Pod I.
31
32 51. The development of Pod I must maximize pedestrian access to open space and recreation
33 areas within the Magnolia Parke PD. A pedestrian access must be provided on the
34 northern portion of Pod I when the second building is constructed, to provide a
35 connection through Pod G to the planned walking trail surrounding the preserved wetland
36 north of the Magnolia Parke PD.
37
38 52. The Wetlands Mitigation Plan for the development of Pod I is adopted and included within
39 the PD Report (Exhibit D). All created wetlands, as provided in the mitigation plan, must
40 be created and landscaped prior to the issuance of a certificate of occupancy for Pod I.
41
42 53. The created wetlands that are approved as part of the Wetlands Mitigation Plan for Pod

1 I must be landscaped in accordance with the plan. The created wetland on Pod I, as
2 identified on the PD Layout Plan (Exhibit C), must include 15 gallon trees planted every 35
3 feet surrounding the perimeter of the created wetland.
4

5 54. Vehicular access to Pod I must be gained internally from the Magnolia Parke
6 development. A vehicular access or curb cut from NW 39th Avenue is prohibited.
7

8 55. Permitted uses for Pod G include self-service storage and those uses listed in Table 5 of
9 the PD Report (Exhibit D).
10

11 56. The development standards for Pod C, as provided in the PD Report (Exhibit D), apply to
12 Pod G if developed as a use other than self-service storage, unless otherwise provided for
13 in this ordinance and the PD Report.
14

15 57. Except as expressly provided herein, the use, regulation, and development of the
16 property in Pods A, B, C, D, E, F, G, and I will be governed as if this land were zoned mixed-
17 use low-intensity district (MU-1), and in Pod H the property will be governed as if this land
18 were zoned conservation district (CON).
19
20

21 **SECTION 4.** The development terms and conditions in this ordinance will remain effective until
22 such time as, upon either the City or the property owner filing a rezoning petition, the City adopts
23 an ordinance rezoning the property described in Section 1 of this ordinance to another zoning
24 district consistent with the Comprehensive Plan and Land Development Code.

25 **SECTION 5.** The City Manager or designee is authorized and directed to make the necessary changes
26 to the Zoning Map Atlas to comply with this ordinance.

27 **SECTION 6.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the
28 application hereof to any person or circumstance is held invalid or unconstitutional, such finding
29 will not affect the other provisions or applications of this ordinance that can be given effect
30 without the invalid or unconstitutional provision or application, and to this end the provisions of
31 this ordinance are declared severable.

1 **SECTION 7.** Ordinance No. 130118 is hereby superseded in its entirety and is hereby repealed
2 effective on the effective date of this ordinance. All other ordinances or parts of ordinances in
3 conflict herewith are to the extent of such conflict hereby repealed.

4 **SECTION 8.** This ordinance will become effective immediately upon final adoption.

5 **PASSED AND ADOPTED** this ____ day of _____, 2023.

6
7
8

HARVEY WARD, JR.
MAYOR

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11
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13
14

Attest:

Approved as to form and legality:

15
16
17

KRISTEN BRYAN
INTERIM CITY CLERK

DANIEL NEE
CITY ATTORNEY

18 This ordinance passed on first reading this _____ day of _____, 2023.
19 This ordinance passed on second reading this _____ day of _____, 2023.

LEGAL DESCRIPTION (PARCEL "PD")

A PARCEL OF LAND SITUATED IN SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE-QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AND RUN N00°25'25"W, ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 22, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 39TH AVENUE (100' R/W); THENCE RUN N89°34'07"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°25'25"W, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 207.00 FEET; THENCE RUN S89°34'07"W, A DISTANCE OF 207.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 51ST AVENUE (80' R/W); THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 18.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 501.81 FEET AND A CENTRAL ANGLE OF 18°44'21"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 164.12 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 163.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 18°44'20"; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 206.04 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N08°56'46"E, 205.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N00°25'25"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 406.75 FEET; THENCE RUN N89°34'18"E, A DISTANCE OF 538.05 FEET; THENCE RUN S24°02'09"W, A DISTANCE OF 23.23 FEET; THENCE RUN S35°09'16"W, A DISTANCE OF 40.20 FEET; THENCE RUN S66°51'24"W, A DISTANCE OF 49.21 FEET; THENCE RUN S22°29'48"W, A DISTANCE OF 75.51 FEET; THENCE RUN S14°05'47"E, A DISTANCE OF 26.34 FEET; THENCE RUN S59°51'36"E, A DISTANCE OF 290.25 FEET; THENCE RUN N60°29'08"E, A DISTANCE OF 178.27 FEET; THENCE RUN N61°16'07"E, A DISTANCE OF 28.54 FEET; THENCE RUN S63°10'07"E, A DISTANCE OF 104.09 FEET; THENCE RUN N34°01'18"E, A DISTANCE OF 150.90 FEET; THENCE RUN N17°39'05"E, A DISTANCE OF 53.59 FEET; THENCE RUN N05°17'20"W, A DISTANCE OF 123.63 FEET; THENCE RUN N32°27'23"W, A DISTANCE OF 45.21 FEET; THENCE RUN N39°32'05"W, A DISTANCE OF 36.54 FEET; THENCE RUN N89°34'07"E, A DISTANCE OF 273.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 22; THENCE RUN S00°25'59"E, ALONG SAID EAST LINE, A DISTANCE OF 1183.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 39TH AVENUE; THENCE RUN S89°34'07"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1114.86 FEET TO THE POINT OF BEGINNING, CONTAINING 26.092 ACRES, MORE OR LESS.

RECORDER'S MEMO: LEGIBILITY
 OF WRITING, TYPING OR PRINTING
 UNSATISFACTORY IN THIS DOCUMENT
 WHEN RECEIVED

Exhibit B to Ordinance No. 2023-615

Existing Zoning Magnolia Parke

Subject Parcels:

- 06061-002-000
- 06061-002-003
- 06061-003-000
- 06061-003-004
- 06061-003-005
- 06061-003-006
- 06064-005-000
- 06064-005-001
- 06064-050-001
- 06064-050-002
- 06064-050-003
- 06064-050-004
- 06064-050-005
- 06064-050-006
- 06064-050-007
- 06064-050-008
- 06064-050-009

Map Legend

- City Limits
- Subject Parcels

City of Gainesville Zoning

- CON: Conservation
- MU-1: Mixed Use Low Intensity
- OF: General Office
- PD: Planned Development
- PS: Public Services and Operations
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RSF-1: Single-Family Residential

Alachua County Zoning

- (A) Agricultural
- (AP) Administrative/Professional
- (BP) Business/Professional
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1AA) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (RP) Residential/Professional

Produced By:
GIS Specialist
Dept. of Sustainable Development
October 2023

0 300 600 Feet
*Scale for main map

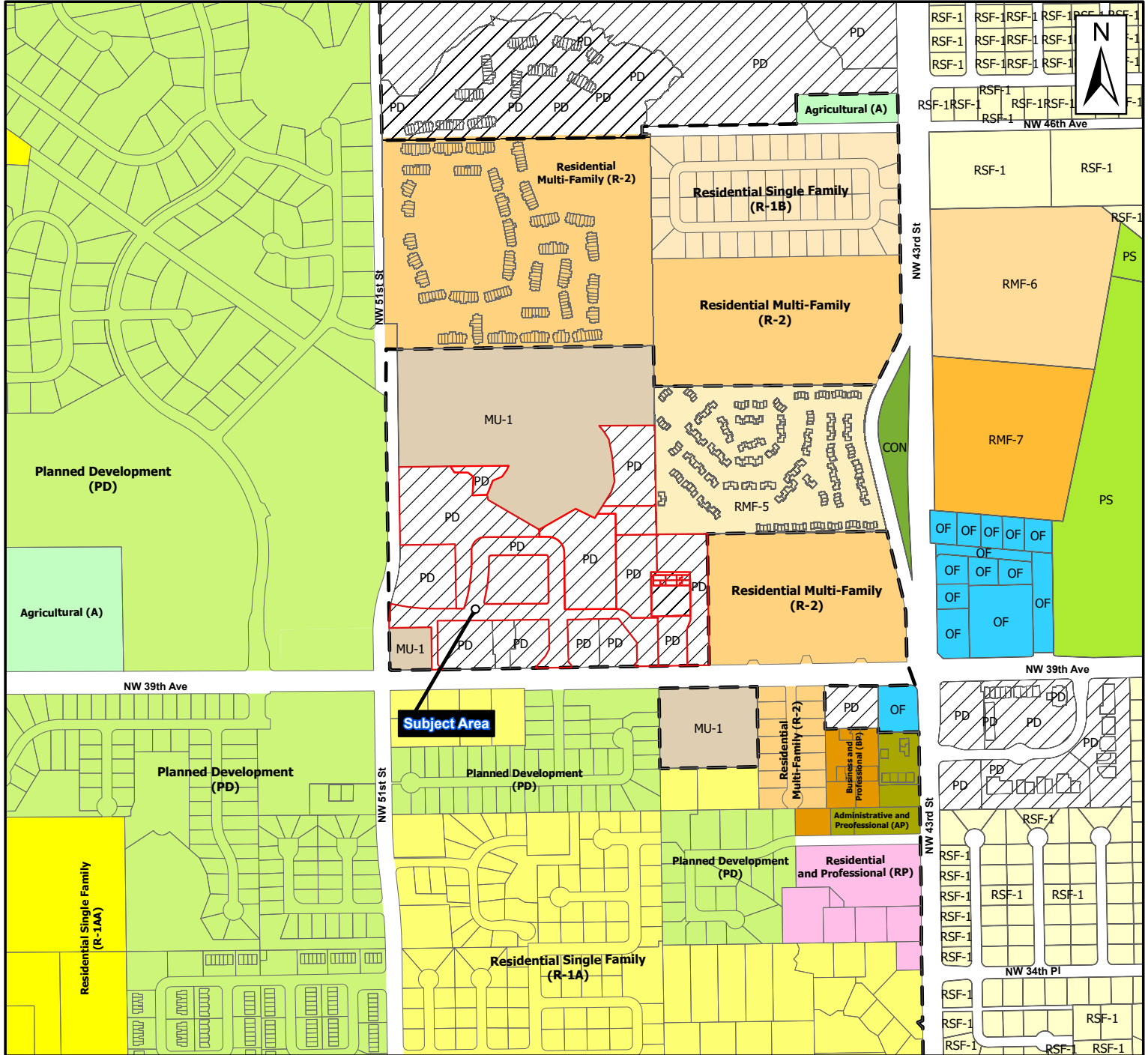


Exhibit B to Ordinance No. 2023-615

Proposed Zoning Magnolia Parke

Subject Parcels:

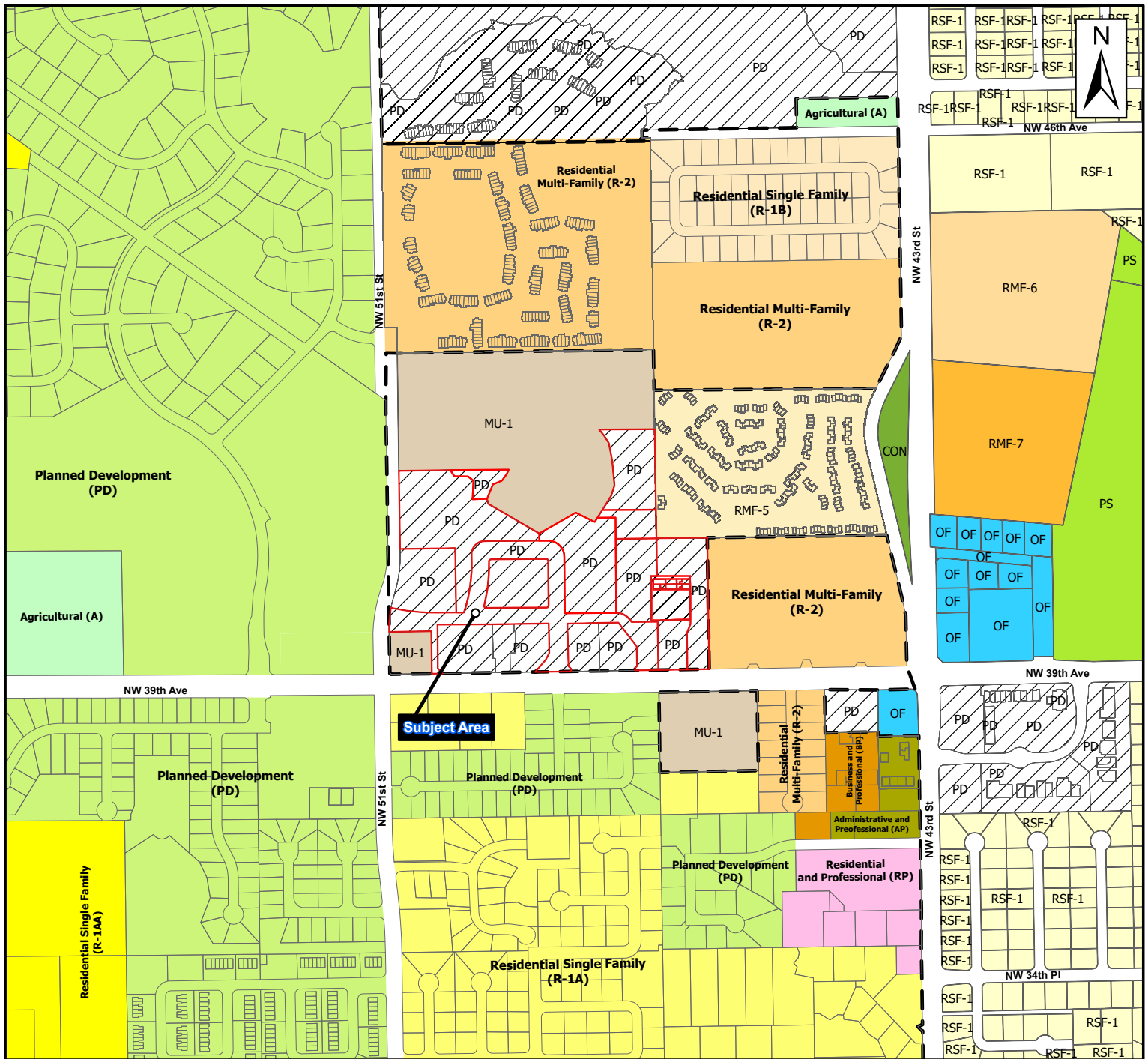
- 06061-002-000
- 06061-002-003
- 06061-003-000
- 06061-003-004
- 06061-003-005
- 06061-003-006
- 06064-005-000
- 06064-005-001
- 06064-050-001
- 06064-050-002
- 06064-050-003
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- 06064-050-007
- 06064-050-008
- 06064-050-009

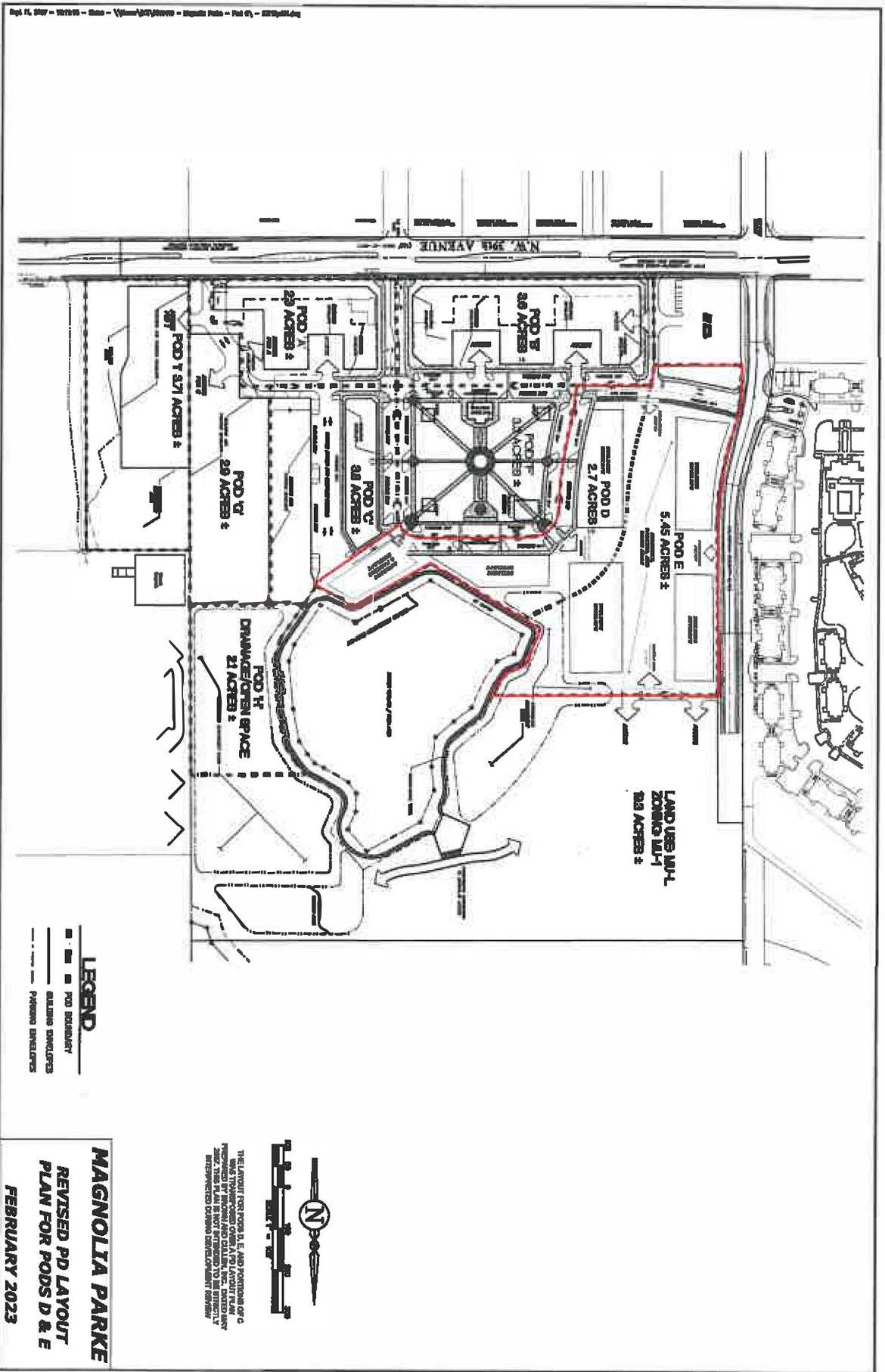
Map Legend

- City Limits
- Subject Parcels
- City of Gainesville Zoning**
 - CON: Conservation
 - MU-1: Mixed Use Low Intensity
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 - PS: Public Services and Operations
 - RMF-5: Single-Family/Multiple-Family Residential
 - RMF-6: Multiple-Family Residential
 - RMF-7: Multiple-Family Residential
 - RSF-1: Single-Family Residential
- Alachua County Zoning**
 - (A) Agricultural
 - (AP) Administrative/Professional
 - (BP) Business/Professional
 - (PD) Planned Development
 - (R-1A) Single Family Residential
 - (R-1AA) Single Family Residential
 - (R-1B) Single Family Residential
 - (R-2) Multi-family Residential
 - (RP) Residential/Professional

Produced By:
GIS Specialist
Dept. of Sustainable Development
October 2023

0 300 600 Feet
*Scale for main map





**MAGNOLIA PARKE
PLANNED DEVELOPMENT
STANDARDS AND CONDITIONS**

as revised September 2023

Exhibit D to Ordinance No. 2023-615

Table 1: Development Intensities/Densities

Pod	Max No. of Principle Structures	Max/ FAR Includes Residential /Non-residential	*Maximum Square Feet of Non-residential	*Maximum Square Feet of Non-residential ground floor	*Minimum Required Square Feet of Residential	Maximum Units per Acre/Max. Total Units	Allowable Uses by Floor	Floor max/min
A	2	N/A	16,000 (12,000 max. per building)	16,000	N/A		1,2, & 3 retail/office, residential	3/1
B	3	.20	24,000 (12,000 max. per building)	24,000	N/A		1&2 retail/office	2/1
C	N/A	N/A	56,000	28,000	20,000		1&2 retail/office, residential 2, 3 & 4 residential	4/1
D	N/A	N/A	72,000	36,000	20,000		1&2 retail/office, residential, 2, 3, & 4 residential	4/1
E	N/A	N/A	38,000	38,000	40,000		1&2 retail/office, residential, 2, 3 & 4 residential	4/1
F	N/A	N/A	10,000****	10,000****	N/A		civic, office, retail, public facilities, open space and recreation facilities	N/A
***G	N/A	.55	30,000	30,000	N/A		self-service storage	1
**G	N/A	.35	44,000	44,000	N/A	15 U/A	1&2 retail, office, residential	2/1
**I	N/A	.35	30,000	30,000	N/A		1&2 retail/office	2/1
H	N/A	N/A	N/A	N/A	N/A	N/A	drainage/ office space	N/A
Intensity	N/A	N/A	**290,000	**226,000	80,000	N/A/ 400 (average over MUL area)	N/A	N/A

*Square footage figures are in terms of gross square feet.

Revised by Community Development Staff for June 16, 1997, City Commission Meeting.

**PD Amendment dated February 14, 2000

*** The total maximum square footage is 276,000 if Pod G is developed as self-service storage.

**** Open air structures and non-conditioned spaces do not count towards this quantity.

Exhibit D to Ordinance No. 2023-615

Table 2: STANDARDS FOR SETBACKS

POD	A & I	B	C	D	E	F	G
STANDARDS							
Front setback from sidewalk	Development Envelope Min. 10', Max 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Development Envelope Min. 10', Max. 20' along 39 th Ave. The setback area frontage along NW 39 th Avenue shall be landscaped as per PD requirements and punctuated by pedestrian connections.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	Where site topography permits it, building min 5', Max. 30'. Where site conditions inhibit a 5' setback, a min 0' setback may be permitted. Upper floor overhangs and balconies and vertical supports, canopies and architectural features may encroach into the setback.	N/A	Min. 5'
Side setback	Development Envelope Min. 10', Max. 20' along Main Entrance Driveway	Development Envelope Min. 10', Max. 20' along Main Entrance. The development envelope setback from the westernmost entrance shall be a minimum of 15 feet and a maximum of 20 feet.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15' if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	Building Envelope Min. 0', Max. 15'; if additional area used for outdoor seating and service. If developed together with another Pod, there is no maximum setback between buildings within the development. Pedestrian treatment must be extended to front sidewalk and building sides.	N/A	Min. 0' to parking and loading area, Min. 15' to adjacent driveway
Rear setback	Min. 10'	Min. 10'	Min. 0', Max. 15'	Min. 0', Max. 15'	Min. 0', Max. 15'	N/A	Min. 20' from eastern property line.

Exhibit D to Ordinance No. 2023-615

Table 2-1: STANDARDS FOR BUILDING USE AND LANDSCAPING

POD	A&I	B	C	D	E	F	G
Building Use	per Table 1	per Table 1	per Table 1	per Table 1	per Table I	per Table 1	per Table 1
Landscaping	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. Street trees shall be planted every 50' along the 39 th Avenue site line. The street buffer along 39 th Avenue shall otherwise meet the street buffer requirements for a commercial use as identified in Section 30-253 of the Land Development Code. The development shall meet the requirements of Section 30-253 of the Land Development Code for adjacent use landscaping buffer for a commercial development, except where otherwise provided in the PD Ordinance. Street trees shall meet the requirements for adjacent vehicular use perimeter trees	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod.	Trees adequate to effect 50% shading of parking and pedestrian areas at 20 years growth. To promote flexibility in design, code required internal VUA landscaping can be located peripheral to the VUA, permitted 50% shading is still met within the subject Pod. Street trees shall be planted every 50' along the NW 51 st Street frontage. Street trees to be high quality shade trees unless utility conflicts require understory trees. Street trees shall meet the requirements for adjacent vehicular use perimeter trees. Shrubs required for vehicular use screening shall meet the requirements in Sec. 30-8.4.A.5.a. of the LDC. The development of Pod E shall meet the requirements of Sec. 30-8.5. of the LDC for compatibility buffers for a commercial development, except where otherwise provided in the PD Ordinance.	Trees adequate to effect 50% shading of parking and pedestrian areas on the exterior of the building at 20 years growth.	

Exhibit D to Ordinance No. 2023-615

Table 2-2: STANDARDS FOR BUFFERS

POD	A&I	B	C	D	E	F	G
Buffers	<p>The street buffer area along N.W. 39th Avenue shall be a minimum of nine feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<p>The street buffer area along N.W. 39 Avenue shall be a minimum of 9 feet.</p> <p>Min. 9' landscaped between interior parking and sidewalks. At the westernmost entrance on 39th Avenue, a 5' min. buffer shall be provided from the edge of the roadway to the sidewalk.</p> <p>The landscape area shall, at a minimum, meet the adjacent use buffer requirements of the Land Development Code to provide screening from the automotive use to the west. During development plan review, the appropriate reviewing board may require additional vegetation to satisfy screening requirements for the adjacent use buffer.</p> <p>Pedestrian access may be allowed through the required landscape buffer areas.</p>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	<p>If the property is developed with a self-service storage use, a 50-foot buffer shall exist along the eastern boundary of the property described in Section 1 of this ordinance where it abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums). The buffer shall remain in its natural state, except: 1) where it is necessary to provide a drainage swale based on existing conditions; or 2) where landscape materials are required to meet adjacent use buffer requirements for an industrial use, as required by the Land Development Code. If the property is developed with a use other than self-service storage, the building shall be setback 50 feet and the buffering requirements of Section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000.</p>

Exhibit D to Ordinance No. 2023-615

Table 2-3: STANDARDS FOR VEHICLE AND BICYCLE PARKING, AND ACCESS

POD	A&I	B	C	D	E	F	G
Parking Location	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design.	Angle parking along linear lots at front and rear of building. General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	General parking envelope location is shown on the Layout Plan; Exact Parking configuration to be established at site design	Angle parking along linear lots at outer border of plaza.	Parking configuration to be established at site design.
Parking Space Dimensions	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards.
Parking Requirement	City of Gainesville Standards.	City of Gainesville Standards.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards. Parking may be reserved for exclusive residential use, provided non-reserved parking can serve the peak parking demand of the remaining portion of the PD.	City of Gainesville Standards.	City of Gainesville Standards
Bicycle Access	Bicycle lanes shall be provided along main driveways to the first intersection.	Bicycle lanes shall be provided along main driveways to the first intersection.			Bicycle lanes may be provided along main driveways to the first intersection.	Shared auto travel lanes.	N/A
Bicycle Parking	1.5 x City of Gainesville Standard at building.	1.5 x City of Gainesville Standard at building.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E, and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	City of Gainesville Standard at centralized locations to be shared by Pods C, D, E and F.	N/A

Exhibit D to Ordinance No. 2023-615

Table 2-4: STANDARDS FOR SIDEWALKS AND TRANSIT

POD	A&I	B	C	D	E	F	G
Sidewalk Clear Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape, Min. 5' clear width when connecting main sidewalk and building entrance and at rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	Min. 5' clear width parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.	N/A
Sidewalk Connections	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39th Avenue and buildings.	At all crosswalks and connecting main sidewalks to building entrances, may cross driveways by designated crosswalks but may not be interrupted by parking lots. Sidewalks required to connect to 39 Avenue and buildings.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances.	Sidewalks will be provided which connect parking and crosswalk to building entrances. Sidewalks shall be provided from all vehicular entrances from N.W. 51st Street.	At all cross walks and connecting main sidewalks to building entrances, and designated activity areas. Sidewalks shall be provided from all vehicular entrances.	At crosswalks as shown on layout plan.
Transit Facilities	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.	In accordance with R.T.S. locational standards.

Exhibit D to Ordinance No. 2023-615

Table 2-5: STANDARDS FOR AUTO CIRCULATION AND DRIVE-THROUGH FACILITIES

POD	A&I	B	C	D	E	F	G
Auto Circulation	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review. Bi-directional vehicular access may be restricted by an automated gate equipped with a bypass system for emergency vehicles.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review. Bi-directional vehicular access may be restricted by an automated gate equipped with a bypass system for emergency vehicles.	Generally shown on layout plan. Exact location, dimensions, and movement of circulation will be established at the time of development review.	Access shown generally on layout plan. Exact location and movement of circulation will be established at the time of development review.
Drive-through Facilities	One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that	One-drive through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod A or Pod B, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least	Not allowed.	Not allowed.	Not allowed.		One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both, as identified on the PD Layout Plan and only in association with a financial institution or eating place. Direct access to the drive-through is not permitted from N.W. 39 th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes and be designed to maintain the

Exhibit D to Ordinance No. 2023-615

	<p>will have the least conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas. Pod G or I shall be allowed only one drive-through facility and only in association with a financial institution or eating place.</p>	<p>conflict with pedestrian and bicycle travel routes and be designated to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>					<p>integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
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Exhibit D to Ordinance No. 2023-615

Table 2-6: STANDARDS FOR LIGHTING

POD	A&I	B	C	D	E	F	G
Lighting	Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.	Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.	Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.	Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.	Pedestrian Corridors will be lighted to JES minimum standards for pedestrian use.	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Security lighting of the self-service storage facility shall be designed such that the cone of illumination is limited to the self-service storage facility and shall not spill over onto the adjacent development and other residential lands. Lighting shall be used and designed such that it only reflects internally to the facility.

TABLE 2-7: STANDARDS FOR POD G WITH USES OTHER THAN SELF- SERVICE STORAGE

Standards for Setbacks

Sidewalks	To be determined at development review.
Side	(East) Building shall be setback a minimum 50' where abutting tax parcel 6063-000-000 (Bellamy Forge Condominiums) and a 75' building setback north to tax parcel 6063-000-000 (Bellamy Forge Condominiums). Any allowable uses that encroach beyond the building envelope shall be subject to the standards of Pod G, as modified for non-self storage uses.
Building Use	Per Table 1.
Landscaping	Trees adequate to effect 50% shading on parking and pedestrian areas at 20 years growth.
Buffers	The building shall be set back 50' and the buffering requirements of section 30-253 of the Land Development Code shall apply where the property abuts tax parcel number 6063-000-000 (Bellamy Forge Condominiums).
Parking Location	Parking configuration to be established at site design.
Parking Space Requirements	City of Gainesville Standards with allowances for parking reductions based on the amount of bicycle parking, transit access, and shared parking for residential, office and retail uses with the Pod.
Bicycle Parking	1.33 x City of Gainesville Standards at centralized locations to be shared by Pods C and I.
Sidewalk Width	Min. 7' clear corridor parallel to building fronts and along parking lots connected by streetscape. 5' Min. along rear of buildings.
Sidewalk Connections	Sidewalks will be provided which connect parking and crosswalk to building entrances.

TABLE: 2-8: STANDARDS FOR POD G WITH USES OTHER THAN SELF-SERVICE STORAGE

Transit Facilities	In accordance with R.T.S. locational standards.
Auto Circulation	Generally shown on layout plan. Exact location, dimensions and movement and circulation will be established at the time of development review.
Drive-through Facilities	<p>One drive-through facility with a maximum of three (3) drive-through lanes may be permitted in either Pod G or Pod I, but not both. Direct access to the drive-through shall not be permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the site that will have the least conflict with pedestrian and bicycle travel routes.</p> <p>Designed to maintain the integrity of pedestrian corridors addressed elsewhere. Required sidewalks shall not cross stacking areas.</p>
Lighting	Pedestrian Corridors will be lighted to IES minimum standards for pedestrian use. Parking lots will be lighted to City minimum standards for parking lots. Care will be taken to avoid spill over lighting or glare toward residential areas.
Signs	Building signs in Pod G shall not exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.

Exhibit D to Ordinance No. 2023-615

TABLE 3: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Outdoor Activities	
Outdoor cafes are allowed to operate on sidewalks, including area within the setback and in courtyards provided pedestrian circulation and access to store entrances are not impaired.	<ol style="list-style-type: none"> 1. A minimum of clear pedestrian sidewalk path must be maintained and a 5' clear path leading to the entrance must be maintained free of tables and chairs. 2. Planters, posts with ropes, or other removable enclosures are encouraged to be used as a way of defining the area occupied by the cafe. 3. Awnings or canopies may be extended from the building over the cafe area and large umbrellas are permitted to provide shade from cafe customers.
Retail sales, entertainment activities and other promotional events shall be permitted.	<ol style="list-style-type: none"> 1. Lighting for special events must be screened from off-site residential development, must not shine directly into public roadways or driveways and must be used only during the operating hours of the special event. Small ornamental lights may be installed in trees.
Sidewalk displays are permitted, except in the front of buildings along 39th Avenue. Outdoor storage shall be prohibited throughout the development.	<ol style="list-style-type: none"> 1. Displays must be located directly in front of the building but must not hinder pedestrian access to the entrance of the building. 2. At least a 7' of clear pedestrian sidewalk path must be maintained. 3. Displays must be located adjacent to the front wall of the building and may not extend more than five feet from the wall. 4. Displays may extend a maximum of 75% of the length of the building front. 5. Displays must be removed at the end of normal business hours.
Outdoor uses.	All outdoor uses, including but not limited to, entertainment activities and other promotional events which occur in Pod F, shall comply with the City's noise ordinance. Flea markets shall be prohibited.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Tinted glass is not permitted in windows on the first floor.	Stained glass is permitted in doors or may be hung inside windows as long as it does not obscure more than 30% of the required window area per building front.
Exterior metal building wall are not permitted. Vinyl siding of a minimum specified gauge can be used.	
Gable and hipped roofs are encouraged.	<ol style="list-style-type: none"> 1. Pitched roofs shall have a minimum slope of 4:12. 2. Roof pitch and parapets not included in height limitation.
Buildings with flat roofs shall be designed with parapets.	Parapets on flat roofs shall be of sufficient height to screen all roof mounted equipment from the view of pedestrians within 200 feet of the building.
Entrances, outdoor gardens, and cafes shall be lighted with building mounted lights.	<p>Low pressure sodium and mercury vapor lights are not permitted as building mounted lights. Building mounted lights shall be ornamental, and shall be designed and located as appropriate to provide light while preventing glare for pedestrians.</p> <p>Additional building mounted lighting will be required to meet minimum IES standards for pedestrian lighting where overhangs, canopies, awnings or roof structures interfere with pedestrian lighting from sidewalk lampposts.</p>
All air conditioning units, HVAC systems, elevator housing, satellite dishes and other telecommunication receiving devices shall be screened from view from the public right-of-way and from adjacent properties.	Screen devices may include walls, fencing, roof elements, penthouse type screening devices, or landscaping.
Exit stairs shall not be permitted on a building's front façade if abutting a public right-of-way.	
Solid metal security gates or solid roll-down metal devices shall not be permitted. Grill or link type security devices shall be permitted.	Such security devices are permitted only if installed from the inside, within the window or door frames.

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TABLE 3: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Shutters	Non-operable shutters and those not made of wood or metal shall be prohibited. Shutters must be operable and proportioned to cover half of the width of the window opening.
Building Characteristics for Pods A, B, C, D, E, F, G (non-self storage) and I.	
Long uninterrupted walls along pedestrian areas are discouraged in the following minimum guidelines:	<p>Non-Residential facades shall meet minimum standards set below.</p> <ol style="list-style-type: none"> 1. Building walls on ground floors adjacent to main pedestrian areas shall be designed to include architectural relief a minimum of every 20 feet to include setback variations inset or projecting planters, windows, pilasters or bays, etc. 2. There shall be at least one building entrance every 100 linear feet.
Where topographic constraints do not exist, ground level finished floor elevations shall be built at grade level to provide for accessibility and pedestrian orientation.	Buildings shall have at least one accessible route from the adjacent parking area and adjacent pods.
<p>Building entrances shall face pedestrian areas or sidewalks. Corner buildings may have offset entrances to provide architectural interest. Entrances to Pod G shall be determined at site plan review.*</p> <p>*Standards included in Table 4: Residential Design Standards (Pods A, C, D, E, & G) supersede these standards when pertaining to residential structures and structures accessory to residential uses (amenity centers, club houses, parking structures, etc.)</p>	<ol style="list-style-type: none"> 1. Where feasible, Pods C and D shall be oriented toward community plazas to activate the pedestrian environment. 2. Where feasible, entrances to buildings in Pod E shall face sidewalks and/or pedestrian circulation areas (i.e., sidewalk connections, plaza space, civic space, etc.) . 3. Entrances to Pod A will face pedestrian connections. 4. Entrances to Pod B shall face the community plaza while meeting building front transparency requirements along 39th Avenue.
<p>Window and door area shall be provided along ground floor facades to provide pedestrian interest.*</p> <p>*Standards included in Table 4: Residential Design Standards (Pods A, C, D, E, & G) supersede these standards when pertaining to residential structures and structures accessory to residential uses (amenity centers, club houses, parking structures, etc.)</p>	<ol style="list-style-type: none"> 1. Aside from where residential is located on the first floor, Pods C, D, E and F building front minimum transparency standards by maximum front facade length in feet: 20 feet- 25%; 30 feet- 30%; 40 feet- 40%; 60 feet- 55%; 60 feet and over - 60%. 2. Buildings in Pods A, B, and I shall meet the above minimum standards on the side facing the Community Plaza and shall meet 2/3 the above minimum standards on the side facing 39th Avenue.
Front building facades in Pods C, D and E shall extend the entire front building setback except for spaces dedicated to entrances, pedestrian corridors, landscape, and other amenities. Pods A and B will meet reduced standards for facade line.	<ol style="list-style-type: none"> 1. Gaps left in the building facade to accommodate courtyards for cafes and gardens shall be enclosed by garden wall or decorative fencing of 3 feet in height except for entrances. 2. Decorative fencing or garden walls shall be incorporated into landscape plans for areas adjacent to pedestrian corridors in Pods A and B. 3. Breaks in the fencing and/or walls shall correspond to pedestrian connections. Facade extensions along 39th Avenue will meet a minimum of 60% including fences and garden walls.
Courtyards may be created by side yard setbacks.	<ol style="list-style-type: none"> 1. Courtyards may extend a maximum of 15 feet along the building front setback line. 2. Each must be enclosed (except for entrances) by a garden wall, fence or landscape line. 3. The streetscape materials must be extended over the surface of the courtyard. 4. Courtyards must not extend through to the rear setback line but must be enclosed on three sides by building, landscaping, elements of street furniture or walls to create a sense of enclosure.

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TABLE 3: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
Upper floor overhangs, balconies and vertical structural supports, canopies, awnings, entry roofs and architectural features are encouraged.	<ol style="list-style-type: none"> 1. Listed features may encroach into the setback. Roof elements may extend up to 3' past the setback line.
Non-Residential Building Signs	
<p>Within the development, signage shall be governed by the standards provided in the PD ordinance. Signs permitted for individual buildings: Each business is entitled to one primary, one secondary and one directional building sign which are designed to provide information, direction and design interest without obscuring architectural detail or creating a cluttered appearance.</p>	<ol style="list-style-type: none"> 1. Signs shall be affixed to the front facade of the building. 2. Maximum size is 24 square feet. 3. Signs shall not extend above the second floor eaves line. 4. The height of letters, number shall not exceed 10 inches. 5. Secondary signs of up to 10 square feet are permitted on any side or rear entrance open to the public or used for deliveries. 6. Directional signs of up to 4 square feet are allowed and must be placed above or adjacent to the entrance leading to the advertised business. 7. Projecting signs (installed perpendicular to the building) may be installed as long as the surface of the sign does not exceed 8 square feet and the other requirements for the primary sign are met. This sign would be permitted in place of not in addition to the primary wall mounted sign. 8. Painted window or door signs are allowed as long as the area of the sign does not exceed four square feet and the height of the letters and numbers does not exceed 4 inches. Limit is one sign per business. 9. Awning signs are allowed as long as the sign area is no more than 24 square feet. This sign would be permitted in place of, not in addition to, the primary wall mounted sign. 10. Each business is permitted one sign or light post mounted sign in place of the directional sign. Such signs must be in keeping with the design of the sign post or light post and be consistent with the architectural character of the street furniture. 11. Hanging signs of up to 2 square feet which are attached under awnings or canopies are permitted in place of the directional sign. 12. In addition to the above, restaurants and cafes shall be permitted a wall mounted display featuring the actual menu or specials. The display shall be contained in a shallow case and clearly visible to pedestrians. It must be attached to the wall near the main entrance and shall not exceed a total area of 2 square feet. It may be lighted. 13. Building signs in Pods A, Band I shall exceed the size permitted by the requirements of the Land Development Code but may be additionally regulated by development covenants.
Residential Building Signs	<ol style="list-style-type: none"> 1. Residential building signs will comply with the City of Gainesville Land Development Code Article IX in effect at the time of PUD approval.
Free-standing Signs	
	<ol style="list-style-type: none"> 1. The development may be allowed three free-standing signs along the N.W. 39th Avenue frontage. The maximum height may not exceed fourteen (14) feet. The maximum width may not exceed fifteen (15) feet. Signage shall be allowed as follows: 75 square feet sign face area for two (2) primary frontage entrance signs; 60 square feet sign face area for a third primary frontage entry sign. Free-standing signs shall be separated by a minimum of 50 feet.. 2. Two secondary free-standing signs shall be permitted along N.W. 51st Street. The maximum height of the sign shall be 8 feet. The maximum width may not exceed twelve (12) feet. The maximum size of the sign face area shall not exceed 50 square feet. 3. Identification signs shall be permitted at entries for residential developments at a size of 50 square feet sign face area for the primary entry and 30 SF for additional entries. 4. The leading edge of all free-standing signs shall maintain a setback of ten (10) feet from the property line or back of sidewalk provided the sign does not obstruct a vehicular line of sight.

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TABLE 3: GENERAL STANDARDS AND CONDITIONS

USES	STANDARDS
<p>Prohibited Signs: Certain signs interfere with the pedestrian scales and quality of the development and will not be allowed.</p>	<ol style="list-style-type: none"> Signs employing mercury vapor, low pressure and high pressure sodium and metal halide lighting, plastic panels or rear-lighting are prohibited. <p>Signs may not be installed on roofs, dormers and balconies, penthouses or parapets.</p>
<p>Storage Buildings Standards</p>	
<p>The exterior wall of the outer storage building will be constructed of split faced block. Its roof will be pre-formed metal.</p>	<ol style="list-style-type: none"> The maximum height of self-service storage buildings shall be one story, not to exceed 10 feet in height above finished floor elevation; roof pitch may exceed that height. Will be designed with architectural relief a maximum of every 50 linear feet. The self-service storage facility shall be designed in a "U" configuration, with storage doors facing the interior courtyard, or with all storage doors facing internal hallways, or in some other manner such that all storage doors face internally to the facilities. No such opening shall be visible off-site or from within the development. The roof of the exterior units on the east and north sides of the building will slope inward so as not to be visible from the ground to the outside. There will be no entrance or exit or other break in the outside wall along the east or north sides. The resident manager office/apartment may be two stories but will not be located along the northern 2/3s of the eastern wall or along the northern walls of the building.
<p>The storage operation will be conducted in a manner which ensures compatibility with the adjacent residential use.</p>	<ol style="list-style-type: none"> Electrical receptacles shall not be provided within any storage units. Storage units will be a maximum of 20 feet deep and 20 feet wide. No noxious odors or obnoxious noises will emanate from the site. The storage units will be used for the purpose of storing personal and business materials only. In order to encourage a pedestrian scale and avoid the storage of unsafe or visually obtrusive goods, the maximum size of any one unit shall not exceed 400 square feet. The following activities shall not be permitted within the self-service storage facility: storage of hazardous materials, habitation of units, music rehearsal studios, auctions, flea markets, other sales activities, service, repair, fabrication, or transfer/storage businesses, operation of power tools, any activities which generate odor, noise, fumes, vibration, or dust of a nuisance level. All storage shall be within completely enclosed buildings. Only dead storage shall be permitted. No bathroom facilities will be installed in any storage unit The outside wall will not be lit on the north or east sides. A wood fence will be extended from the wall to connect to the fence on the south side of the Bellamy Forge property. Another wood fence, to be maintained by Magnolia Parke, will be installed along the east property line from the fence along the south property line of Bellamy Forge to the north border of the Bellamy Forge property. The storage building will not extend northward beyond the north fence of the Bellamy Forge tennis courts. The storage building will be set back a minimum of 50 feet from the east property line. The 50-foot eastern setback may contain a drainage swale and landscaping replanted to create a drainage and vegetative buffer. The maximum hours of operation shall be Monday-Friday 6:30 AM - 7:00 PM, Saturday 7:00 AM-7:00PM, Sunday 10:00AM-5:00 PM. Closed circuit video will be installed for security. Any trash receptacles shall be interior to the self-service storage. Highway style guardrail, chain-link fencing, or barbed wire or razor wire are prohibited
<p>Garbage Collection</p>	<p>Garbage collection, recycling and other utility areas shall be screened around their perimeters, with enclosures of wood, brick or decorative masonry, or by brick walls; with a minimum height of 7 feet, and shall extend on 3 sides of such an area, where applicable, with a gate or door on the fourth side. Such a wall shall be capped on 3 sides, where applicable.</p>

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Fencing	Fences shall not be more than 4 feet high where they abut a public right-of-way. The use of solid board fences shall not be permitted. Walls and fences shall comply with the building standards contained in the PD Report, which shall be architecturally compatible with the style, materials, and color of buildings.
Wetlands and Stormwater Management	<p>The removal, fill or disturbance of wetlands shall be in accordance with the requirements of the St. John's River Water Management District and the City's Comprehensive Plan and Land Development Code.</p> <p>Sufficient area must be provided for the stormwater management basins. If it is determined by the Public Works Director that additional area is needed, then provision of additional off-site property by the owner/developer or a PD amendment shall be required.</p> <p>The stormwater management system shall be designed so that there is not an increase in the pre- development rate and volume of run-off for the 25 year critical duration storm event in the post- development conditions.</p> <p>Amendments to floodplain elevations must be in accordance with the City of Gainesville Flood Control Ordinance and the Federal Emergency Management Agency (FEMA) regulations.</p>
Transportation Issues	<p>An ingress and egress easement shall be provided between Pod G and Pod I. No direct access into Pod I from NW 39th Avenue shall be permitted.</p> <p>The extension of N.W. 51st within the PD shall be designated and constructed by the petitioner in such a manner as to accommodate the future connection of N.W. 42nd Lane within the Huntington Development.</p> <p>Sidewalks shall be provided by the developer at his or her own cost and expense, form the public sidewalks along N.W. 39th Avenue to all buildings fronting N. W. 39th Avenue and from all vehicular entrances to the development. Sidewalks shall be provided from all vehicular entrances.</p> <p>Crosswalks shall be provided where necessary and appropriate and in the general location shown on the PD Layout Plan. The exact location of the crosswalks shall be determined at development plan review. Crosswalks shall be of a safe and efficient design as determined by the Public Works Department and shall be distinguished by grade, texturing or paint, consistent with the standards contained in the PD Report.</p> <p>Sidewalks shall be provided in the general location as shown on the PD Layout Plan. The exact location of sidewalks shall be determined at development plan review.</p>
Development Schedule	Pod G, if developed with a self-service storage use, shall be issued a building certificate of occupancy only after a certificate of occupancy has been issued for a minimum of: 1) one building in Pod A; 2) two buildings in Pod B; and 3) 15,000 gross square feet of gross floor area including residential development in Pod C.
General Provisions	<p>All streets within the PD shall be private and shall be identified by street numbers with reference to 39th Avenue and 51st Street.</p> <p>Unless otherwise provided for in this ordinance, the subject property shall be regulated by the Land Development Code and must comply with all applicable regulations.</p> <p>At the time of development plan review, a tree survey shall be provided. Tree mitigation required for removal of regulated trees as defined in the LDC shall be calculated per individual Pods and shall meet Sec. 30-8.7 LDC requirements. If there is insufficient space within an individual Pod to plant all required mitigation trees, then those mitigation trees that do not fit and are in addition to other code requirement plantings may be planted within any other Pod within the PD. These mitigation trees shall only provide mitigation credit to the original Pod they serve, and if removed by future development would need to be replaced 1:1.</p> <p>Parking lot layout, landscaping, buffering and screening shall avoid spill-over light onto adjacent properties, in particular residential properties.</p>

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**TABLE 4: RESIDENTIAL DESIGN STANDARDS
(PODS A, C, D, E, & G)**

The following standards are applicable to residential uses, and structures accessory to residential uses, in Pods A, C, D, E, & G.

Building Design Standard	STANDARDS
Façade Articulation	<p>Façades shall not exceed 30 horizontal feet without including at least one of the following elements:</p> <ol style="list-style-type: none"> a. A window or door. b. Awning, canopy, balcony or marquee. c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches. d. Arcade, gallery or stoop. e. Complementary changes in façade materials or texture. <ol style="list-style-type: none"> 1. Expression lines do not need to be continuous or used at portions of the façade that is making a larger, vertical gesture that reinforces the style of architecture. 2. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building visible from a street. 3. All building elevations (including secondary/interior side façades) shall use similar materials and appearance as the front/street facade.
Exterior Building Materials	<ol style="list-style-type: none"> 1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions. 2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation. 3. Exterior material classifications on each elevation must meet the minimum exterior building material percentage. Interior elevations that do not face a public street or sidewalk are exempt from the requirement for minimum exterior building material percentage. Material percentage calculations are based on the elevation area for each individual elevation excluding the window glazing or door area. <ol style="list-style-type: none"> a. Class I: brick masonry; stone masonry; cast stone masonry; precast concrete- architectural finish; concrete-architectural finish; glass wall system; metal panel. Minimum of 10% b. Class II; Stucco; fiber cement panel; fiber cement lap siding; manufacture stone; wood. 0 (min) – 90% max c. Class III; Concrete masonry unite-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete unfinished; wood composite lap siding. 0 (min) – 90% max 4. List of approved exterior materials <ul style="list-style-type: none"> • Stucco • Fiber cement Siding and Panels • Brick, Stone • Hard Coat Foam Shapes • Aluminum Railings • Vinyl or Cementitious Soffits • Metal and asphaltic shingle

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Glazing Requirements	<ol style="list-style-type: none"> 1. Glazing percentages shall be calculated as follows <ol style="list-style-type: none"> a. Residential: The area of glass divided by the area of the façade. 2. Windows and glass doors must be glazed in clear glass with 70 percent minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings. 3. Glazing percentage may be reduced on the parking lot side of the buildings that have tuck under parking with operable garage doors. 4. Glazing on side elevations may be reduced due to electrical, fire riser rooms, bathroom walls and interior closets against the exterior wall. <p>Minimum first floor: 30% Minimum upper floors: 15%</p>
Building Entrances	<ol style="list-style-type: none"> 1. Each building shall provide a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building including from the parking lot side. 2. Primary public entrances shall be operable, clearly-defined, and highly-visible. In order to emphasize entrances, they shall be accented by a change in materials around the door, recessed into the facade (alcove), or accented by an overhang, awning, canopy, or marquee. 3. All multi-family residential buildings along street frontages shall contain an entrance connecting to the sidewalk.
Additional Building Requirements	<ol style="list-style-type: none"> 1. Tuck under parking is allowed for residential buildings. 2. Single story buildings such as Clubhouse Amenity Buildings are allowed and shall have a minimum height of 20 feet to the top of roof.

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TABLE 5: USES

SIC	Uses	Conditions
	Residential (maximum 400 total units)	15 du/a in Pod G
	Residential use buffer	
	Compound uses	
	Any accessory uses customarily and clearly incidental to any principal use	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Eating places	Including outdoor cafes as either principal or accessory uses. Excluding adult entertainment establishments as defined by City of Gainesville Code of Ordinances. Drive-throughs are allowed as accessory to an eating place consistent with Condition 13 in the PD ordinance.
	Places of religious assembly	
	Repair services for household needs	As defined in Article II
	Bed and breakfast establishments	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with Article VI
GN-078	Landscape and horticultural services	
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger service	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	
GN-482	Telegraph and other message communications	

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TABLE 5: USES

SIC	Uses	Conditions
GN-483	Radio and television broadcasting stations	Excluding freestanding towers
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
MG-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	
GN-533	Auto and home supply stores	Excluding garage and installation facilities
MG-56	Apparel and accessory stores	
MG-57	Furniture, home furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963), fuel dealers (IN-5983); including liquor stores (IN-5921), limited to 2,000 square feet and excluding onsite consumption; inside storage for all uses
Div.H	Finance, insurance and real estate	Excluding cemeteries (IN-6553). <u>Drive-throughs are allowed as accessory to a financial institution consistent with Condition 13 in the PD ordinance.</u>
MG-72	Personal services	Excluding funeral services and crematories, and linen
Mg-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified
GN-752	Automobile parking and parking structures	Associated with uses located in development
MG-76	Miscellaneous repair services	Excluding GN-769
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports GN-794
MG-80	Health services	Including nursing and intermediate care facilities, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Education services	Private schools, in accordance with Article VI of the City land development regulations, Chapter 30

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TABLE 5: USES

SIC	Uses	Conditions
MG-83	Social services	Including day care centers as defined in, excluding residential care rehabilitation centers, halfway houses, social service homes, and residences for the destitute people defined in Chapter 30 of the City of Gainesville Code of Ordinances
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding (IN-8734) testing laboratories and (IN-8744) facilities support management services
Div. J	Public Administration	
MG-89	Services, not elsewhere classified	
	Alcoholic Beverage establishments	Allowed in Pods C and D only. 3000 square feet maximum per establishment, excluding drive-throughs.
	Rooming houses and boardinghouses	
	<u>Self-service storage</u>	<u>In accordance with the Magnolia Parke PD standards.</u>