



City of Gainesville
 Department of Sustainable Development
 Planning Division

PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
 P: (352) 334-5022
 F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: June 27, 2024
PROJECT NAME AND NUMBER:
APPLICATION TYPE: Text Change (Legislative)
RECOMMENDATION: Discuss and provide direction
CITY PROJECT CONTACT: Juan Castillo

APPLICATION INFORMATION

Applicant: City Plan Board

PURPOSE AND DESCRIPTION

This report examines the potential impacts and considerations of amending the Land Development Code to modify existing and proposed uses within the City of Gainesville Zoning Districts. This memo provides a brief overview of the findings along with providing the back up analysis to each use within each zoning district. The findings show the appropriateness of some proposed uses within each zoning district as well as recommendations indicated by "SUPPORTED" "NOT SUPPORTED" and "NOT SUPPORTED" with recommendation for different proposal such as using a special use permit as opposed to allowing a use by right. Three out of four zoning districts groupings were analyzed, Residential, Non-residential mixed zoning, and Transect Zones. Special Zoning districts were not analyzed. Recommendations were based on analyzing sets of zoning district requirements as well as compliance with the City's comprehensive plan for each proposed use. Due to the amount of uses analyzed the review was broad in nature and looked specific Comprehensive Plan Goals and Objectives as it pertains to the Future Land Use section. In the event that the City Plan Board and the City Commission would like to proceed with the proposed use changes, further analysis would be needed.



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Background

During the City Plan Board meeting on May 23rd 2024, members discussed the potential for updating the use tables for existing zoning districts. Following this discussion, the Board directed Planning Department staff to conduct an analysis of this proposal and present findings at the June 27th meeting.

Findings

Upon reviewing the proposed text amendment, the Planning Department staff undertook a broad overview assessment to understand the full scope necessary to appropriately address the proposed changes. The analysis looked at each proposed use and compared it to regulations applicable within each zoning district, as well as Goals and Objectives within the City's Comprehensive Plan. Based on this broad analysis, a determination was made as to the proposed use's change consistency with both the zoning district, its supporting Land Use, and the Goals and objectives of the Comprehensive Plan. The analysis resulted in a determination to either SUPPORT the proposed use change, NOT SUPPORT the proposed use change, or NOT SUPPORT the proposed use change but suggest another solution such as permitting a use via special use permit rather than allowing the use to occur by right. The broad analysis for each use analyzed is part of the back up for this report. However, this report includes a consolidated list itemizing each proposed use as well as detailing staff's determination to either SUPPORT the proposal, NOT SUPPORT the proposal, or NOT SUPPORT the proposal with a suggested proposal. Staff were able to review proposed uses in RSF zoning districts as well as MU-1, MU-2, Office Residential, Office, Corporate Park, and Business (BUS).

STAFF ANALYSIS AND RECOMMENDATION

Below, you will find an itemized overview of the use proposal determinations. The analysis for each use proposal can be found as back ups to this report.

Analysis of MU-1 uses

Community residential home (more than 14 residents) - Not allowed | **Permitted by right (P) | SUPPORTED**

Alcoholic beverage establishment - Special use permit (S) | **Permitted by right (P) | SUPPORTED**

Equipment rental and leasing, light – Not allowed | **Permitted by right (P) | SUPPORTED**



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- Food truck park (6 or more pads)** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | SUPPORTED**
- Hotel or motel** - Special use permit (S) | **Permitted by right (P) | NOT SUPPORTED**
- Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
- Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
- Library** – Not allowed | **Permitted by right (P) | SUPPORTED**
- Microbrewery, microwinery, or microdistillery** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED – Special Use recommended**
- Passenger transit or rail station** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
- School, vocational or trade** - Not allowed | **Permitted by right (P) | SUPPORTED**
- Vehicle repair** - Not allowed | **Special Use Permit (S) | NOT SUPPORTED**
- Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED – Special use permit recommended**
- Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- Vehicle services** - Special use permit (S) | **Permitted by right (P) | NOT SUPPORTED**

ANALYSIS OF MU-2 USES

- **Single-family dwelling** – Not Permitted | **Permitted by right (P) | NOT SUPPORTED**
- **Attached dwelling** - Permitted by right (P)
- **Multi-family dwelling** - Permitted by right (P)
- **Accessory dwelling unit** - Accessory use (A)
- **Adult day care home** - Permitted by right (P)
- **Community residential home (up to 6 residents)** - Permitted by right (P)
- **Community residential home (more than 14 residents)** - Permitted by right (P)
- **Community residential home (7 to 14 residents)** - Permitted by right (P)
- **Family child care home** – Not Permitted | **Permitted by right (P) | SUPPORTED**
- **Single room occupancy residence** - Permitted by right (P)
- **Alcoholic beverage establishment** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- **Assisted living facility** - Permitted by right (P)
- **Armor systems manufacturing and assembly** – Not permitted
- **Bed and breakfast establishment** - Permitted by right (P)
- **Business services** - Permitted by right (P)
- **Carwash** - Special use permit (S)



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- **Civic, social, or fraternal organization** - Permitted by right (P)
- **Day care center** - Permitted by right (P)
- **Drive-through facility** - Permitted by right (P)
- **Emergency shelter** - Permitted by right (P)
- **Equipment sales, rental, and leasing, heavy** - Not allowed
- **Equipment rental and leasing, light** – Permitted by right (P)
- **Food distribution center for the needy** - Not allowed
- **Food truck, not located within a food truck park** - Permitted by right (P)
- **Food truck park (less than 6 pads)** - Permitted by right (P)
- **Food truck park (6 or more pads)** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- **Gasoline or alternative fuel station** - Special use permit (S)
- **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
- **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | SUPPORTED**
- **Health services** - Permitted by right (P)
- **Hotel or motel** - Special use permit (S) | **Permitted by right (P) | NOT SUPPORTED**
- **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
- **Industrial** - Not allowed
- **Job training and vocational rehabilitation services** – Permitted by right (P)
- **Junkyard or salvage yard** - Not allowed
- **Laboratory, medical or dental** - Permitted by right (P)
- **Large-scale retail** - Permitted by right (P)
- **Library** – Permitted by right (P)
- **Light assembly, fabrication, and processing** - Permitted by right (P)
- **Liquor stores** - Permitted by right (P)
- **Medical marijuana dispensing facility** - Permitted by right (P)
- **Microbrewery, microwinery, or microdistillery** - Permitted by right (P)
- **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Museum or art gallery** - Permitted by right (P)
- **Office** - Permitted by right (P)
- **Office (medical, dental, or other health-related service)** - Permitted by right (P)
- **Outdoor storage (principal use)** - Not allowed
- **Parking, surface (principal use)** - Special use permit (S)
- **Passenger transit or rail station** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- **Personal services** - Permitted by right (P)
- **Place of religious assembly** - Permitted by right (P)
- **Public administration building** - Permitted by right (P)



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- **Public maintenance or storage facility** - Not allowed
- **Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- **Recreation, indoor** - Permitted by right (P)
- **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
- **Recreational vehicle park** - Not allowed
- **Recycling center** – Special use permit (S)
- **Rehabilitation center** - Special use permit (S)
- **Research development or testing facility** - Not allowed
- **Residence for destitute people** - Special use permit (S)
- **Restaurant** - Permitted by right (P)
- **Retail nursery, lawn, or garden supply store** - Permitted by right (P)
- **Retail sales (not elsewhere classified)** - Permitted by right (P)
- **School (elementary, middle, or high - public or private)** - Permitted by right (P)
- **School, professional** - Permitted by right (P)
- **School, vocational or trade** - Permitted by right (P)
- **Scooter or electric golf cart sales** - Permitted by right (P)
- **Sexually-oriented cabaret** - Not allowed
- **Sexually-oriented motion picture theater** - Not allowed
- **Sexually-oriented retail store** - Not allowed
- **Simulated gambling establishment** - Not allowed
- **Skilled nursing facility** - Permitted by right (P)
- **Social service facility** - Special use permit (S)
- **Solar generation station** - Not allowed
- **Subsistence garden** - Permitted by right (P)
- **Urban market farm, less than 5 acres** - Permitted by right (P)
- **Urban market farm, 5 acres or greater** - Special use permit (S)
- **Truck or bus terminal or maintenance facility** - Not allowed
- **Vehicle repair** - Not allowed | **Special Use Permit (S) | NOT SUPPORTED**
- **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Vehicle sales (with outdoor display)** - Not allowed
- **Vehicle services** - Special use permit (S) | **Permitted by right (P) | NOT SUPPORTED**
- **Veterinary services** - Permitted by right (P)
- **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
- **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
- **Waste management facility** - Not allowed
- **Wholesale trade** - Not allowed



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- **Wireless communication facility or antenna** – See 30-5.33

OFFICE RESIDENTIAL

- **Single-family dwelling** - Permitted by right (P)
- **Attached dwelling** - Permitted by right (P)
- **Multi-family dwelling** - Permitted by right (P)
- **Accessory dwelling unit** - Accessory use (A)
- **Adult day care home** - Permitted by right (P)
- **Community residential home (up to 6 residents)** - Permitted by right (P)
- **Community residential home (more than 14 residents)** - Permitted by right (P)
- **Community residential home (7 to 14 residents)** - Permitted by right (P)
- **Family child care home** - Permitted by right (P)
- **Single room occupancy residence** - Permitted by right (P)
- **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Assisted living facility** – Not allowed | **Permitted by right (P) | SUPPORTED**
- **Armor systems manufacturing and assembly** – Not allowed
- **Bed and breakfast establishment** – Special use permit | **Permitted by right (P) | SUPPORTED**
- **Business services** – Not allowed | **Permitted by right (P) | SUPPROTED**
- **Carwash** – Not allowed
- **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | SUPPORTED**
- **Day care center** - Permitted by right (P)
- **Drive-through facility** – Not allowed
- **Emergency shelter** - Permitted by right (P)
- **Equipment sales, rental, and leasing, heavy** - Not allowed
- **Equipment rental and leasing, light** – Permitted by right (P)
- **Food distribution center for the needy** - Not allowed
- **Food truck, not located within a food truck park** – Accessory | **Permitted by right (P) | SUPPORTED**
- **Food truck park (less than 6 pads)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Gasoline or alternative fuel station** - Not allowed
- **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
- **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
- **Health services** - Permitted by right (P)
- **Hotel or motel** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**



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- **Industrial** - Not allowed
- **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
- **Junkyard or salvage yard** - Not allowed
- **Laboratory, medical or dental** - Permitted by right (P)
- **Large-scale retail** - Not allowed
- **Library** – Not allowed | **Permitted by right (P) | SUPPORTED**
- **Light assembly, fabrication, and processing** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Liquor stores** – Not allowed
- **Medical marijuana dispensing facility** – Accessory (Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.) | **Permitted by right (P) | SUPPORTED**
- **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Museum or art gallery** - Permitted by right (P)
- **Office** - Permitted by right (P)
- **Office (medical, dental, or other health-related service)** - Permitted by right (P)
- **Outdoor storage (principal use)** - Not allowed
- **Parking, surface (principal use)** - Not allowed
- **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Personal services** - Permitted by right (P)
- **Place of religious assembly** - Permitted by right (P)
- **Public administration building** - Permitted by right (P)
- **Public maintenance or storage facility** - Not allowed
- **Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
- **Recreation, indoor** - Permitted by right (P)
- **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
- **Recreational vehicle park** - Not allowed
- **Recycling center** - Not allowed
- **Rehabilitation center** - Special use permit (S)
- **Research development or testing facility** - Not allowed
- **Residence for destitute people** - Special use permit (S)
- **Restaurant** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**



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- **Retail sales (not elsewhere classified)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **School (elementary, middle, or high - public or private)** - Special use permit | **Permitted by right (P) | NOT SUPPORTED**
- **School, professional** - Permitted by right (P)
- **School, vocational or trade** - Permitted by right (P)
- **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Sexually-oriented cabaret** - Not allowed
- **Sexually-oriented motion picture theater** - Not allowed
- **Sexually-oriented retail store** - Not allowed
- **Simulated gambling establishment** - Not allowed
- **Skilled nursing facility** – Not allowed | **Permitted by right (P) | SUPPORTED**
- **Social service facility** - Special use permit (S)
- **Solar generation station** - Not allowed
- **Subsistence garden** - Permitted by right (P)
- **Urban market farm, less than 5 acres** - Permitted by right (P)
- **Urban market farm, 5 acres or greater** - Special use permit (S)
- **Truck or bus terminal or maintenance facility** - Not allowed
- **Vehicle repair** - Not allowed
- **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- **Vehicle sales (with outdoor display)** - Not allowed
- **Vehicle services** - Not allowed
- **Veterinary services** - Permitted by right (P)
- **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
- **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
- **Waste management facility** - Not allowed
- **Wholesale trade** - Not allowed
- **Wireless communication facility or antenna** – See 30-5.33

OFFICE

1. **Single-family dwelling** - Permitted by right (P)
2. **Attached dwelling** - Permitted by right (P)
3. **Multi-family dwelling** - Permitted by right (P)
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Permitted by right (P)



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7. **Community residential home (more than 14 residents)** - Permitted by right (P)
8. **Community residential home (7 to 14 residents)** - Permitted by right (P)
9. **Family child care home** - Permitted by right (P)
10. **Single room occupancy residence** - Permitted by right (P)
11. **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
12. **Assisted living facility** – Permitted by right (P)
13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Special use permit | **Permitted by right (P) | SUPPORTED**
15. **Business services** – Permitted by right (P)
16. **Carwash** – Not allowed
17. **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | SUPPORTED**
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Not allowed
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Permitted by right (P)
23. **Food distribution center for the needy** - Not allowed
24. **Food truck, not located within a food truck park** – Accessory | **Permitted by right (P) | SUPPORTED**
25. **Food truck park (less than 6 pads)** - Permitted by right (P)
26. **Food truck park (6 or more pads)** - Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
27. **Gasoline or alternative fuel station** - Not allowed
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
30. **Health services** - Permitted by right (P)
31. **Hotel or motel** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
32. **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)
37. **Large-scale retail** - Not allowed
38. **Library** – Not allowed | **Permitted by right (P) | SUPPORTED**
39. **Light assembly, fabrication, and processing** – Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**



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40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Accessory | **Permitted by right (P) | SUPPORTED**
42. **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
43. **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Not allowed
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** - Special use permit (S) | **Permitted by right (P) | SUPPORTED**
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Not allowed
59. **Rehabilitation center** - Special use permit (S)
60. **Research development or testing facility** - Not allowed
61. **Residence for destitute people** - Special use permit (S)
62. **Restaurant** – Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
63. **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
64. **Retail sales (not elsewhere classified)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
65. **School (elementary, middle, or high - public or private)** - Special use permit | **Permitted by right (P) | NOT SUPPORTED**
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** - Permitted by right (P)
68. **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** - Not allowed
72. **Simulated gambling establishment** - Not allowed
73. **Skilled nursing facility** – Permitted by right (P)
74. **Social service facility** - Special use permit (S)



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75. **Solar generation station** - Not allowed
76. **Subsistence garden** - Permitted by right (P)
77. **Urban market farm, less than 5 acres** - Permitted by right (P)
78. **Urban market farm, 5 acres or greater** - Special use permit (S)
79. **Truck or bus terminal or maintenance facility** - Not allowed
80. **Vehicle repair** - Not allowed
81. **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
82. **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
83. **Vehicle sales (with outdoor display)** - Not allowed
84. **Vehicle services** - Not allowed
85. **Veterinary services** - Permitted by right (P)
86. **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
87. **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
88. **Waste management facility** - Not allowed
89. **Wholesale trade** - Not allowed
90. **Wireless communication facility or antenna** – See 30-5.33

CORPORATE PARK

Uses in Corporate Park

1. **Single-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
2. **Attached dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
3. **Multi-family dwelling** – Special Use Permit | **Permitted by right (P) | SUPPORTED**
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
7. **Community residential home (more than 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
8. **Community residential home (7 to 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
9. **Family child care home** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
10. **Single room occupancy residence** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
11. **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | SUPPORTED**
12. **Assisted living facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**



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13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Not allowed
15. **Business services** – Not allowed | **Permitted by right (P) | SUPPORTED**
16. **Carwash** – Not allowed
17. **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Not allowed
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
23. **Food distribution center for the needy** - Not allowed
24. **Food truck, not located within a food truck park** – Permitted by right (P)
25. **Food truck park (less than 6 pads)** - Not allowed | **Permitted by right (P) | SUPPORTED**
26. **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) NOT SUPPORTED – Recommend Special Use Permit.**
27. **Gasoline or alternative fuel station** - Not allowed
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
30. **Health services** - Permitted by right (P)
31. **Hotel or motel** – Special Use Permit | **Permitted by right (P) | SUPPORTED**
32. **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)
37. **Large-scale retail** - Not allowed
38. **Library** – Permitted by right (P)
39. **Light assembly, fabrication, and processing** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Special Use Permit | **Permitted by right (P) NOT SUPPORTED**
42. **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) NOT SUPPORTED**
43. **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
44. **Museum or art gallery** - Permitted by right (P)



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45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Not allowed
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** – Not allowed | **Permitted by right (P) SUPPORTED**
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Not allowed
59. **Rehabilitation center** – Not allowed
60. **Research development or testing facility** – Permitted by right (P)
61. **Residence for destitute people** – Not allowed
62. **Restaurant** – Permitted by right (P)
63. **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
64. **Retail sales (not elsewhere classified)** - Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
65. **School (elementary, middle, or high - public or private)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** – Not allowed | **Permitted by right (P) | SUPPORTED**
68. **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** - Not allowed
72. **Simulated gambling establishment** - Not allowed
73. **Skilled nursing facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
74. **Social service facility** - Not allowed
75. **Solar generation station** - Not allowed
76. **Subsistence garden** - Permitted by right (P)
77. **Urban market farm, less than 5 acres** - Permitted by right (P)
78. **Urban market farm, 5 acres or greater** - Special use permit (S)
79. **Truck or bus terminal or maintenance facility** - Not allowed



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- 80. **Vehicle repair** - Not allowed
- 81. **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 82. **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P)**
- 83. **Vehicle sales (with outdoor display)** - Not allowed
- 84. **Vehicle services** - Not allowed
- 85. **Veterinary services** - Permitted by right (P)
- 86. **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
- 87. **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
- 88. **Waste management facility** - Not allowed
- 89. **Wholesale trade** - Not allowed
- 90. **Wireless communication facility or antenna** – See 30-5.33

BUSINESS ZONING DISTRICT

- 1. **Single-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 2. **Attached dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 3. **Multi-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 4. **Accessory dwelling unit** - Accessory use (A)
- 5. **Adult day care home** - Permitted by right (P)
- 6. **Community residential home (up to 6 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 7. **Community residential home (more than 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 8. **Community residential home (7 to 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 9. **Family child care home** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 10. **Single room occupancy residence** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 11. **Alcoholic beverage establishment** – Permitted by right (P)
- 12. **Assisted living facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 13. **Armor systems manufacturing and assembly** – Not allowed
- 14. **Bed and breakfast establishment** – Permitted by right (P)
- 15. **Business services** – Permitted by right (P)
- 16. **Carwash** – Permitted by right (P)
- 17. **Civic, social, or fraternal organization** – Permitted by right (P)
- 18. **Day care center** - Permitted by right (P)
- 19. **Drive-through facility** – Permitted by right (P)
- 20. **Emergency shelter** - Permitted by right (P)
- 21. **Equipment sales, rental, and leasing, heavy** - Not allowed
- 22. **Equipment rental and leasing, light** – Permitted by right (P)



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23. **Food distribution center for the needy** - Special Use Permit (S)
24. **Food truck, not located within a food truck park** – Permitted by right (P)
25. **Food truck park (less than 6 pads)** - Permitted by right (P)
26. **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) | SUPPORTED**
27. **Gasoline or alternative fuel station** – Permitted by right (P)
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | SUPPORTED**
30. **Health services** – Not allowed | **Permitted by right (P) SUPPORTED**
31. **Hotel or motel** – Not allowed | **Permitted by right (P) SUPPORTED**
32. **Ice manufacturing/vending machines** – Special Use Permit (S) | **Accessory (A) SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Permitted by right (P)
35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)
37. **Large-scale retail** – Permitted by right (P)
38. **Library** – Not allowed | **Permitted by right (P) SUPPORTED**
39. **Light assembly, fabrication, and processing** – Special Use Permit (S) | **Permitted by right (P) | SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Permitted by right (P)
42. **Microbrewery, microwinery, or microdistillery** - Permitted by right (P)
43. **Mini-warehouses, self-storage facility** - Not allowed | Permitted by right (P)
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Special Use Permit (S)
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) | SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** - Permitted by right (P)
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56. **Recreation, outdoor** - Special Use Permit (S) | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
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RECOMMENDATION

Staff recommends the City Plan Board discuss the item and provide further direction.



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BACKUPS

Analysis for the zoning districts mentioned above are included in the backup attachment to this report.