



27 public and private uses of land, with the goals of protecting natural and historic resources,  
28 providing for the compatibility of adjacent land uses, and discouraging the proliferation of urban  
29 sprawl; and

30 **WHEREAS**, this ordinance, which was noticed as required by law, will amend the Future Land Use  
31 Element and Map of the Comprehensive Plan; and

32 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the  
33 Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to  
34 Section 163.3174, Florida Statutes, held a public hearing on October 26, 2023, and voted to make a  
35 recommendation to the City Commission regarding this amendment to the Comprehensive Plan;  
36 and

37 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a  
38 newspaper of general circulation and provided the public with at least seven days' advance notice  
39 of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City Commission;  
40 and

41 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this proposed  
42 amendment to the reviewing agencies and any other local government unit or state agency that  
43 requested same; and

44 **WHEREAS**, a second advertisement no less that two columns wide by ten inches long was placed in  
45 the aforesaid newspaper and provided the public with at least five days' advance notice of this  
46 ordinance's second public hearing (i.e., adoption hearing) to be held by the City Commission; and

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

49 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written  
50 comments received concerning this amendment to the Comprehensive Plan.

51 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

52 **FLORIDA:**

53 **SECTION 1.** Policy 4.1.1 of the Future Land Use Element of the City of Gainesville Comprehensive  
54 Plan is amended as follows. Except as amended herein, the remainder of Policy 4.1.1 remains in  
55 full force and effect.

56 **Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows:

57 **Residential Low-Density (RL): up to 15 units per acre**

58  
59 This land use category shall allow dwellings at densities up to 15 units per acre, with up to 50%  
60 density bonus available for developments that meet or exceed affordable housing or tree  
61 preservation requirements as may be established in the Land Development Code. The Residential  
62 Low-Density land use category identifies those areas within the City that, due to topography, soil  
63 conditions, surrounding land uses and development patterns, are appropriate for single-  
64 family development, particularly the conservation of existing traditional low density  
65 neighborhoods, single-family attached and zero-lot line development, and small-scale multi-  
66 family development. Land development regulations shall determine gradations of density,  
67 specific uses and performance measures. Land development regulations shall specify criteria for  
68 the siting of low-intensity residential facilities to accommodate special need populations and  
69 appropriate community level institutional facilities such as places of religious assembly, public  
70 and private schools other than institutions of higher learning, and libraries. Land development  
71 regulations shall allow home occupations; accessory units in conjunction with single-family  
72 dwellings; and bed-and-breakfast establishments within certain limitations.

73

74 **Residential Medium-Density (RM): 8-30 units per acre**

75 This land use category shall allow single-family and multi-family development at densities from  
76 8 to 30 dwelling units per acre, with up to 50% density bonus available for developments that  
77 meet or exceed affordable housing or tree preservation requirements as may be established in  
78 the Land Development Code. Lots that existed on November 13, 1991 and that are less than  
79 or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land  
80 shown as Residential Medium-Density on the Future Land Use Map identifies those areas within  
81 the City that, due to topography, soil conditions, surrounding land uses and development

82 patterns, are appropriate for single-family, and medium-intensity multi-family development.  
83 Land development regulations shall determine gradations of density and specific uses. Land  
84 development regulations shall specify criteria for the siting of appropriate medium-intensity  
85 residential facilities to accommodate special need populations and appropriate community-  
86 level institutional facilities such as places of religious assembly, public and private schools other  
87 than institutions of higher learning, and libraries. Land development regulations shall allow  
88 home occupations within certain limitations.

89 **Residential High-Density (RH): 8-100 units per acre**

90 This land use category shall allow single-family and multi-family development at densities from  
91 8 to 100 dwelling units per acre, with up to 50% density bonus available for developments that  
92 meet or exceed affordable housing or tree preservation requirements as may be established in  
93 the Land Development Code. Lots that existed on November 13, 1991 and that are less than or  
94 equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown  
95 as Residential High- Density on the Future Land Use Map identifies those areas within the City  
96 that, due to topography, soil conditions, surrounding land uses and development patterns, are  
97 appropriate for high-intensity multi-family development, and secondary retail and office uses  
98 scaled to serve the immediate neighborhood. The intensity of secondary retail and office use  
99 cannot exceed 25 percent of the residential floor area. Land development regulations shall  
100 determine gradations of density, specific uses, percentage of floor area and maximum floor area  
101 appropriate for secondary uses. Land development regulations shall specify the criteria for the  
102 siting of high-intensity residential facilities to accommodate special need populations and  
103 appropriate community level institutional facilities such as places of religious assembly, public  
104 and private schools other than institutions of higher learning, and libraries. Land development  
105 regulations shall allow home occupations within certain limitations.

106  
107 **Mixed-Use Residential (MUR): up to 75 units per acre**

108 This land use category provides for a mixture of residential and office uses. Office uses that are  
109 complementary to and secondary to the residential character of the district are allowed as  
110 home occupations. Additional office uses may be allowed through a Special Use Permit  
111 process established in the Land Development Code. An essential component of the  
112 district is orientation of structures to the street and the pedestrian character of the area. Office  
113 uses located within this district should be scaled to surrounding neighborhoods and institutions.  
114 Land development regulations shall set the appropriate densities (up to 75 dwelling units per  
115 acre); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria;  
116 and landscaping requirements, with up to 50% density bonus available for developments that  
117 meet or exceed affordable housing or tree preservation requirements as may be established in  
118 the Land Development Code. Land development regulations shall specify the criteria for the  
119 siting of public and private schools, places of religious assembly and community facilities within  
120 this category.

121 **Mixed-Use Office/Residential (MOR): up to 20 units per acre**

122 This land use category allows residential uses and, depending on the implementing zoning  
123 district, may allow office, professional, service, and ancillary uses either as stand-alone uses or  
124 combined in a mixed-use development format. Some non-office type uses, such as restaurants,  
125 may be allowed through a Special Use Permit process established in the Land Development  
126 Code. Structures in this category shall be oriented to the street and encourage multi-modal  
127 transportation through the development design. Developments located within this category  
128 shall be scaled to fit the character of the area. Residential density shall be limited to 20 units  
129 per acre, with up to 50% density bonus available for developments that meet or exceed  
130 affordable housing or tree preservation requirements as may be established in the Land  
131 Development Code. Maximum building height shall be limited to 3 stories. Land development  
132 regulations shall establish the appropriate uses; design criteria; landscaping and  
133 pedestrian/vehicular access for this category. Public and private schools, places of religious  
134 assembly and community facilities are appropriate within this category.

135 **Mixed-Use Low-Intensity (MUL): 8-30 units per acre**

136 This land use category allows a mixture of residential and non-residential uses such as standard  
137 lot single- family houses, small-lot single-family houses, duplex houses, townhouses  
138 (attached housing), accessory dwelling units, group homes, multi-family housing (if  
139 compatible in scale and character with other dwellings in the proposed neighborhood), offices  
140 scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding  
141 neighborhood, public and private schools, places of religious assembly and other  
142 community civic uses. Light assembly, fabrication, and processing uses within fully enclosed  
143 structures may be allowed as specially regulated uses through a Special Use Permit process  
144 established in the Land Development Code. Residential development shall be limited to 8 to  
145 30 units per acres, with up to 50% density bonus available for developments that meet or  
146 exceed affordable housing or tree preservation requirements as may be established in the Land  
147 Development Code. Lots that existed on November 13, 1991 and that are less than or equal to  
148 0.5 acres in size shall be exempt from minimum density requirements. Unified developments  
149 that include a residential and non- residential component (either horizontally or vertically  
150 mixed) shall not be required to meet the minimum density requirements. Intensity will be  
151 controlled, in part, by adopting land development regulations that establish height limits of  
152 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use  
153 Permit. Land development regulations shall establish the thresholds for the percentage of mixed  
154 uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land  
155 development regulations shall encourage that: at least 10 percent of the floor area of new  
156 development or redevelopment of such sites be residential; or, that the surrounding area of  
157 equal or greater size than the development or redevelopment site, and within 1/4 mile of  
158 the site, have a residential density of at least 6 units per acre. Residential use shall not  
159 be a required development component for public and private schools, institutions of higher

160 learning, places of religious assembly and other community civic uses. Buildings in this  
161 category shall face the street and have modest front setbacks.

162  
163 This category shall not be used to extend strip commercial development along a street. Land  
164 development regulations shall ensure a compact, pedestrian-friendly environment for these  
165 areas, and provide guidelines or standards for the compatibility of permitted uses.

166  
167 **Mixed-Use Medium-Intensity (MUM): 12-30 units per acre**

168 This land use category allows a mixture of residential, office, and business uses concentrated in  
169 mapped areas. When implemented by the Corporate Park zoning district, this category is  
170 appropriate for corporate office facilities and mixed -use office oriented development. Light  
171 assembly, fabrication, and processing uses within fully enclosed structures may be allowed as  
172 specially regulated uses through a Special Use Permit process established in the Land  
173 Development Code. Public and private schools, institutions of higher learning, places of  
174 religious assembly and community facilities shall be appropriate in this category. Such  
175 development shall function as a neighborhood center serving multiple neighborhoods or a  
176 community-serving retail and/or office center. It is not expected that these areas shall be  
177 expanded significantly during this planning period. Land development regulations shall ensure  
178 a compact, pedestrian environment for these areas, and provide guidelines for the compatibility  
179 of permitted uses. Residential development shall be limited to 12 to 30 units per acre, with up  
180 to 50% density bonus available for developments that meet or exceed affordable housing or  
181 tree preservation requirements as may be established in the Land Development Code. Lots that  
182 existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt  
183 from minimum density requirements. Unified developments that include a residential  
184 and non-residential component (either horizontally or vertically mixed) shall not be  
185 required to meet the minimum density requirements. Intensity will be controlled, in part,  
186 by adopting land development regulations that establish height limits of 5 stories or less;  
187 however, height may be increased to a maximum of 8 stories by Special Use Permit. Land  
188 development regulations shall establish the thresholds for the percentage of mixed uses for  
189 new development or redevelopment of sites 10 acres or larger. At a minimum, the land  
190 development regulations shall encourage that: at least 10 percent of the floor area of new  
191 development or redevelopment of such sites be residential; or, that the surrounding area of  
192 equal or greater size than the development or redevelopment site, and within 1/4 mile of the  
193 site, have a residential density of at least 6 units per acre. Residential use shall not be a required  
194 development component for public and private schools, institutions of higher learning, places  
195 of religious assembly and community facilities.

196 Buildings in this land use category shall face the street and have modest front setbacks.

197  
198 **Urban Mixed-Use (UMU): up to 60 units per acre; ~~and up to 20 additional units~~**  
199 **~~per acre by Special Use Permit~~**

200 This land use category allows residential, office, retail and serve uses either as stand-alone  
201 uses or combined in a mixed-use development format. Light assembly, fabrication, and  
202 processing uses within fully enclosed structures shall be allowed in specified zoning  
203 districts as specially regulated by the Land Development Code. Structures in this  
204 category shall be oriented to the street and encouraged multi-modal transportation  
205 through the development design. Developments located within this category shall be  
206 scaled to fit the character of the area. Residential density shall be limited to 60  
207 units per acre, with up to 50% density bonus available for developments that meet or exceed  
208 affordable housing or tree preservation requirements as may be established in the Land  
209 Development Code ~~with provisions to add up to 20 additional units per acre by Special~~  
210 ~~Use permit as specified in the land development regulations.~~ Maximum building height shall  
211 range between 4 to 5 stories, depending upon the implementing zoning district, with  
212 provisions to add up to an additional 1 to 2 stories by a height bonus system as  
213 established in the Land Development Code. Land development regulations shall set the  
214 appropriate densities, the types of uses; design criteria; landscaping, and  
215 pedestrian/vehicular access. Public and private schools, places of religious assembly  
216 and community facilities are appropriate within this category.

217  
218 **Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; ~~and up to 25~~**  
219 **~~additional units per acre by Special Use Permit~~**

220 This land use category allows residential, office/research, retail, and service uses either as  
221 stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication,  
222 and processing uses within fully enclosed structures shall be allowed as specially regulated  
223 by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished  
224 from other mixed-use categories in that it is specifically established to support research and  
225 development in close proximity to the University of Florida main campus. An essential  
226 component of the category is orientation of structures to the street and the multi-modal  
227 character of the area. Developments located within this category shall be scaled to fit the  
228 character of the area. Residential density shall be limited to 10 to 100 units per acre, with up to  
229 50% density bonus available for developments that meet or exceed affordable housing or tree  
230 preservation requirements as may be established in the Land Development Code ~~with~~  
231 ~~provisions to add up to 25 additional units per acre by Special Use Permit as specified in~~  
232 ~~the land development regulations.~~ Lots that existed on November 13, 1991 and that are less  
233 than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified  
234 developments that include a residential and non-residential component (either horizontally or  
235 vertically mixed) shall not be required to meet the minimum density requirements. Building  
236 height shall be limited to 6 stories and up to 8 stories by a height bonus system as established  
237 in the Land Development Code. Land development regulations shall set the appropriate zoning

238 densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access.  
239 Public and private schools, places of religious assembly and community facilities are  
240 appropriate within this category.

241 **Urban Core (UC); up to 150 units per acre; ~~and up to 25 additional units per~~**  
242 **~~acre by Special Use Permit~~**

243 This land use category allows residential, office, and business uses concentrated in the  
244 urban core area. Light assembly, fabrication, and processing uses within fully enclosed  
245 structures shall be allowed as specially regulated by the Land Development Code. Development  
246 in this category shall function as a center serving the urban area. Development within the  
247 urban core shall ensure the compact, pedestrian character of this area. Residential densities  
248 up to 150 units per acre shall be permitted, with up to 50% density bonus available for  
249 developments that meet or exceed affordable housing or tree preservation requirements as  
250 may be established in the Land Development Code ~~with provisions to add up to 25 additional~~  
251 ~~units per acre by Special Use Permit as specified in the land development regulations.~~  
252 Buildings in this category shall face the street and meet build-to lines established in the  
253 Land Development Code. Building height shall be limited to 12 stories, with up to 14  
254 stories by a height bonus systems as established in the Land Development Code. Public  
255 and private schools, government offices, institutions of higher learning, places of religious  
256 assembly and community facilities are appropriate in this category.

257  
258 **Office (O)**

259  
260 The Office land use category identifies areas appropriate for office, residential, professional and  
261 service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall  
262 be applied to compact office development. Residential uses in office districts shall be designed  
263 as new in-town development, mixed-use, live-work, compound use or shall accommodate  
264 existing residential development within the Office zoning district. Some non-office type uses  
265 such as restaurants may be allowed in this land use category by a Special Use Permit  
266 process established in the Land Development Code. Densities shall not exceed 20 units per  
267 acre, with up to 50% density bonus available for developments that meet or exceed affordable  
268 housing or tree preservation requirements as may be established in the Land Development  
269 Code. Land development regulations shall determine the appropriate scale of uses; and the  
270 specific criteria for the siting of private schools and churches. Intensity will be controlled by  
271 adopting land development regulations that establish height limits of 5 stories or less, that  
272 require buildings to face the street, and modest build-to lines, instead of a maximum floor area  
273 ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For  
274 hospitals and large-scale medical office facilities that are located in a Medical Services zoning  
275 district, the height may be increased to 14 stories by Special Use Permit.

276



277 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this  
278 ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and  
279 that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to  
280 accomplish such intent.

281 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary  
282 changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance.  
283 The City Manager or designee is authorized to correct any typographical errors that do not affect  
284 the intent of this ordinance.

285 **SECTION 4.** Within ten working days of the transmittal (first) hearing, the City Manager or  
286 designee is authorized and directed to transmit this Comprehensive Plan amendment and  
287 appropriate supporting data and analyses to the reviewing agencies and to any other local  
288 government or governmental agency that has filed a written request for same with the City.  
289 Within ten working days of the adoption (second) hearing, the City Manager or designee is  
290 authorized and directed to transmit this Comprehensive Plan amendment and appropriate  
291 supporting data and analyses to the state land planning agency and any other agency or local  
292 government that provide timely comments to the City.

293 **SECTION 5.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or the  
294 application hereof to any person or circumstance is held invalid or unconstitutional, such finding  
295 will not affect the other provisions or applications of this ordinance that can be given effect  
296 without the invalid or unconstitutional provision or application, and to this end the provisions of  
297 this ordinance are declared severable.

298 **SECTION 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
299 conflict hereby repealed on the effective date of this Comprehensive Plan amendment.

300 **SECTION 7.** This ordinance will become effective immediately upon adoption; however, the  
301 effective date of this amendment to the City of Gainesville Comprehensive Plan, if the  
302 amendment is not timely challenged, will be 31 days after the state land planning agency notifies  
303 the City that the amendment package is complete in accordance with Section 163.3184, Florida  
304 Statutes. If timely challenged, this Comprehensive Plan amendment will become effective on the  
305 date the state land planning agency or the Administration Commission enters a final order  
306 determining the amendment to be in compliance with Chapter 163, Florida Statutes. No  
307 development orders, development permits, or land uses dependent on this Comprehensive Plan  
308 amendment may be issued or commenced before this amendment has become effective.

309 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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316

\_\_\_\_\_  
HARVEY L. WARD, JR.  
MAYOR

317 **Attest:**

Approved as to form and legality:

318  
319

320 \_\_\_\_\_  
321 KRISTEN J. BRYANT  
322 CITY CLERK

\_\_\_\_\_  
DANIEL M. NEE  
CITY ATTORNEY

323  
324

325 This ordinance passed on (first) transmittal hearing this \_\_\_\_ day of \_\_\_\_\_, 2024.

326 This ordinance passed on (second) adoption hearing this \_\_\_\_ day of \_\_\_\_\_, 2024.

327