



## City of Gainesville Agenda Item Report

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**File Number:** 2024-263

**Agenda Date:** September 19, 2024

**Department:** Office of the City Attorney

**Title:** 2024-263 Land Development Code Amendment - Single-Family Lot Dimensions (B)

**Department:** Office of the City Attorney

**Description:** Ordinance No. 2024-263: An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to provide more flexibility for single-family home development by reducing minimum lot size and building setback requirements, as more specifically described in this ordinance; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**Fiscal Note:** This item has no fiscal impact.

**Explanation:** This ordinance will amend the Land Development Code to allow for more flexibility for new single-family home development by consolidating existing residential single-family zoning districts into one new single-family zoning district and allowing for the development of smaller lots. The new SF zoning district will allow for a minimum lot size of 3,000 sq ft and 35-ft in width, revised minimum building setback requirements, and revised maximum density allowances, so that the SF zoning district will substantially mirror allowances within the existing Residential Conservation (RC) zoning district. This ordinance will become effective when the Comprehensive Plan amendment in Ordinance No. 2024-267 becomes effective as provided therein.

**Business Impact Estimate:**

This ordinance is exempt under Florida Statute 166.041(4)(a). (See Attached)

**Strategic Connection:**

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: "Best in Class" Neighbor Services

**Recommendation:** The City Commission adopt the proposed ordinance.