

GAINESVILLE NEIGHBORHOOD VOICES, INC.

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Gainesville, FL 32627

Ordinance 211359C Overview (as Passed on First Reading)

Effective Date: Immediate upon adoption at Second Reading

8 Sections of the City's Land Development Code (Section 30) will likely be changed with the upcoming vote on Ordinance 211359C. Some of these changes will disproportionately impact those living near the University of Florida and Santa Fe Downtown. They are:

- Sec. 30-2.1 Definitions
- Sec. 30-3.34 Lot Splits
- Sec. 30.3.36 Minor Subdivisions
- Sec.30-4.8 Development Compatibility
- Sec. 30-4.10 Occupancy Limitation
- Sec. 30-4.12 Permitted Uses
- Sec. 30-4.13 Building Form Standards
- Sec. 30-6.6 Design Standards

Substantive Concerns:

30-3.36 Minor Subdivisions – Will allow for lots to be organized around a centrally-located common greenspace if individual owners are provided legal rights to ingress and egress to a public street or an approved private street. (These are sometimes called “cottage neighborhoods” or “bungalow courts.”)

Sec. 30-4.8 Development Compatibility – Previously a zero-foot setback could only be used if it was also allowed on the abutting property. This limitation is being removed.

Tall buildings will be allowed immediately adjacent to current single-family neighborhoods; unlike the current single family zoning, Neighborhood Residential is not among uses requiring a buffer. (Sec. 30-4.8.D)

Bedroom limit removed. An unlimited number of bedrooms per multi-family unit will be allowed within the UF Context area. (Sec. 30-4.8.D.3)

Development Compatibility – The ordinance as drafted is very confusing on the maximum allowable building heights. (Sec. 30-4.8)

Sec. 30-4.10 Occupancy Limitation – The ordinance will eliminate any occupancy limitations. Currently, no more than 3 unrelated individuals may live in a single-family residence. Code enforcement has never fully enforced this ordinance.

- Sec. 30-4.12 Permitted Uses – Neighborhood Scale Multi-family is being added as a permitted use in every urban transect zone.
- Sec. 30-4.13 Building Form Standards – Density up to 12 units per acre will be allowed in U1 transects. Side setbacks are being reduced to zero in urban transect zones 4, 5, 6 & 7.
- Sec. 30-6.6 Design Standards – Consistent with the proposed change to minor subdivisions, flexibility in required lot frontage will allow for lots to be organized around a centrally-located common greenspace if individual owners are provided legal rights to ingress and egress to a public street or an approved private street. (Sec. 30-6.6.A.2)