GAINESVILLE NEIGHBORHOOD VOICES

[www.gainesvilleneighborhoodsunited.org](https://www.gainesvilleneighborhoodsunited.org/)

**Know your Home and Neighborhood**

Here are easy-to-access resources to learn about the zoning, ownership, and valuation of your home and adjacent properties. As our website says, we believe “informed neighbors shape our City’s future.”

**How this guide can help**

Now that the City has repealed three ordinances that would have substantially changed land use regulations for many of its residents, we offer the following guide to questions and sources for the answers so you can see how current zoning and future changes to it might impact you and your home.

Whether you rent, own, or plan to purchase, the answers to these questions should be useful. They apply equally to single and multi-family homes, like apartment buildings. **Please note**: Finding and understanding this information may take several hours.

Once you have this information, consider what it means for you, your family, your neighborhood, and our community. Your life experiences, current situation, and personal values may influence your opinion and decisions. **Please note:** This document is intended to educate and provide resources, not to advocate for or against any particular zoning or possible zoning changes.

**First, know your home:**

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| **QUESTION # 1**  **What is your home’s current zoning?**  To use this tool, you enter your street address, and/or find your home on the map. You can then find the zoning. You can use either the City’s map or the County’s map, but the County’s map also includes the City locations, and many people find it much easier to use. Use the filter tool on either website to select residential zoning categories.  **WHERE TO FIND ANSWERS**  City of Gainesville:  <https://gainesvillefl.maps.arcgis.com/apps/webappviewer/index.html?id=4e5bf13c90bf406da07444ecbbd58cb2>.  Alachua County:  <https://mapgenius.alachuacounty.us>  *Right click to see drop-down menu. Click on Open Hyperlink to see home page.*  *At the top left of page, in Search Bar, begin to enter your address. When you see your address appear in the list, click to see your property information.*  *In the lower list, click on Zoning and Future Land Use to see this additional information.* |

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| **QUESTION # 2**  **What restrictions govern the use of your property?**  The Zoning Chapter of the Gainesville Municipal Code describes lot sizes, setbacks (how close you can build to your lot lines), building heights, number of dwelling units allowed per acre, etc.  **WHERE TO FIND ANSWERS**  City of Gainesville Municipal Code, Article IV, Zoning:  <https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH30LADECO_ARTIVZO>   * If your property is zoned “Residential” (R), in the Search box, enter “Dimensional Standards”, and then choose “Sec. 30-4.17 Dimensional Standards” from the dropdown for a Summary. * If your property is zoned “Transect” (U or DT), in the Search box, enter “Dimensional Standards”, and then choose “Sec. 30-4.13 Dimensional Standards” from the dropdown for a Summary. * If your property is zoned “Mixed-Use” (MU) or other categories, in the Search box, enter “Dimensional Standards”, and then choose “Sec. 30-4.20 Dimensional Standards” from the dropdown for a Summary.   Alachua County Municipal Code, Article III, Residential Zoning Districts: <https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH403ZODI_ARTIIIREZODI> |

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| **QUESTION # 3**  **Does your home have restrictive covenants or other deed restrictions?**  Some platted subdivisions include further restrictions regarding lot sizes, number of buildings allowed, setbacks, etc. If your property has such restrictions (and they remain active—some covenants expire after a fixed time unless they are renewed), the Alachua County Clerk of Court holds these records. If you own your property, your deed should recognize such restrictions. Be aware that platted subdivisions are not the same as “neighborhoods.” Some neighborhoods are comprised of several platted subdivisions, with different restrictive covenants.  **WHERE TO FIND ANSWERS**  Alachua County Clerk of Court Ancient Records  <https://www.alachuaclerk.org//archive/default.cfm> |

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| **QUESTION # 4**  **What is the recorded size of your property, and your home?**  The Alachua County Property Appraiser’s website provides information on each parcel including “improvements” such as houses or apartments, on the map and in the linked “Report.” The sketch will show the dimensions of your lot and your home/apartment complex.  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767> |

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| **QUESTION # 5 What is the value of your home per the Property Appraiser?**  The Property Appraiser assesses taxable value of all parcels in Alachua County. The owner may be able to sell the property for more or less than its assessed value.  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767> |

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| **QUESTION # 6**  **Who is the registered owner of your home or other property**?  If you are a homeowner, your name should be listed. If you are a renter, your landlord may own the property, or it may be owned by another entity like a corporation or LLC that hires out a management company to serve as the landlord.  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767> |

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| **QUESTION # 7**  **Who are the individuals connected to corporate property owners?**   * In the event your property search identifies corporate or LLC ownership, SunBiz, a State of Florida website for the Division of Corporations, lists the officers of corporations and LLCs doing business in Florida.   **WHERE TO FIND ANSWERS**  Sunbiz: <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName> |

**Then, know your neighborhood:**

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| **QUESTION # 8**  **What are the sizes & zoning categories of the properties near your home?**  The Alachua County Property Appraiser’s website provides information on each parcel including “improvements” such as houses or apartments, on the map and in the linked “Report.”  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767> |

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| **QUESTION # 9**  **How much are nearby homes worth?**  The Property Appraiser’s interactive website includes a Comparables “Comp Search” feature, which allows you to search for homes sold in your neighborhood, or by using other filters.  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=2&PageID=10799> |

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| **QUESTION # 10**  **Who owns nearby homes?**  If homes are “owner occupied,” your neighbors’ names should be listed on the report. If nearby homes are rented, their landlords may own these properties, or it may be owned by another entity like a corporation or LLC.  **WHERE TO FIND ANSWERS**  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767> |

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| **QUESTION # 11**  **Who are the individuals who control nearby corporate property?**  In the event your property searches identify corporate or LLC ownership, SunBiz, a State of Florida website for the Division of Corporations, lists the officers of corporations and LLCs doing business in Florida.  **WHERE TO FIND ANSWERS**  Sunbiz: <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName> |

**How might zoning changes affect you and your neighbors?**

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| With the information from researching the above questions and answers, you will be able to consider how a change in zoning might make your neighborhood more desirable, and maybe more expensive to live in, or less desirable (whatever that means to you). You may want to discuss your perspective with your friends, neighbors, and family*.*  *You may want to express your opinion to the City or County Commission, as zoning changes are under consideration.*  City of Gainesville: <https://www.gainesvillefl.gov/Home>  Gainesville City Commission: <https://www.gainesvillefl.gov/City-Commission>  Alachua County: <https://alachuacounty.us/Pages/AlachuaCounty.aspx>  Alachua County Board of County Commission: <https://alachuacounty.us/Depts/BOCC/Pages/BOCC.aspx> |

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| **ALL THE WEBSITES LINKED ARE LISTED BELOW:**  City of Gainesville Zoning map:  <https://gainesvillefl.maps.arcgis.com/apps/webappviewer/index.html?id=4e5bf13c90bf406da07444ecbbd58cb2>  Alachua County Zoning map:  <https://mapgenius.alachuacounty.us>  Alachua County Property Appraiser:  <https://qpublic.schneidercorp.com/Application.aspx?AppID=1081&LayerID=26490&PageTypeID=1&PageID=10767>  City of Gainesville Municipal Code, Article IV, Zoning:  <https://library.municode.com/fl/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_CH30LADECO_ARTIVZO>  Alachua County Municipal Code, Article III, Residential Zoning Districts: <https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIIUNLADECO_TIT40LADERE_CH403ZODI_ARTIIIREZODI>  Alachua County Clerk of Court Ancient Records  <https://www.alachuaclerk.org//archive/default.cfm>  Sunbiz, State of Florida Division of Corporations:  <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName> |