



CITY OF GAINESVILLE

ZONING AND SUBDIVISION ORDINANCE UPDATE

Advisory Committee Meeting #2

MEETING OBJECTIVES & AGENDA



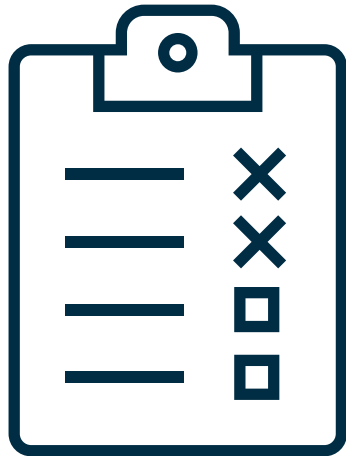
Agenda

- Introduction
- Diagnostic Code Assessment
- Community Survey Analysis and Results
- Next Steps

DIAGNOSTIC CODE ASSESSMENT



DIAGNOSTIC CODE ASSESSMENT OVERVIEW



Objectives

- Regulatory Compliance Review
- Identify any Master Plan gaps with the current code
- Assess Language and Terminology Clarity
- Establish a Baseline for Code Framework

STATUTORY & LEGISLATIVE COMPLIANCE

Legs.	Topic	Assessment	Preliminary Recommendation
HB 2439	Building Materials Requirement for Homes	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
HB 4506	Electronic Communication	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
HB 24	Procedures for Zoning Regulation or District Boundary Changes	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
HB 14	3 rd -Party Review for Development Documents and Inspections	Non-Compliant with State Law; Current Regulation Does Not Address This Topic	Remove/Rewrite Language to Follow State Law; Insert New Regulations
HB 2188	Regulations for Electric Bicycles (E-Bikes) and Motor-Powered Vehicles	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law; Insert New Regulations and Terminology
SB 783	Heritage Preservation	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law; Insert New Regulations and Terminology

STATUTORY & LEGISLATIVE COMPLIANCE

Legs.	Topic	Assessment	Preliminary Recommendation
HB 2844	Expanding Micro-Retail Opportunities	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law; Insert New Regulations and Terminology
SB 1883	Capital Improvements Advisory Committee Composition	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law; Insert New Regulations and Terminology
SB 374	Right-of-Way Annexation	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
SB 1338	Disclosure Requirements for Annexation	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
SB 347	Annexation with Consent	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law
HB 1929	Annexation of Land Subject to Development Agreements	Current Regulation Does Not Address This Topic	Insert New Regulations and Terminology

STATUTORY & LEGISLATIVE COMPLIANCE

Legs.	Topic	Assessment	Preliminary Recommendation
HB 586	Right-of-Way Annexation Impacting Right-of-Way Standards	Current Regulation Does Not Address This Topic	Insert New Regulations and Terminology
SB 1585	Designation of Exclusive Authority	Non-Compliant with State Law; Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language
SB 398	Solar Energy Devices	Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language
HB 3526	Solar Pergolas	Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language
HB 1475	Unnecessary Hardship	Non-Compliant with State Law	Remove/Rewrite Language to Follow State Law

MASTER PLAN GAP

Topic	Assessment	Preliminary Recommendation
Mixed-Use Zoning District & Commercial Corridors	Master Plan Gap; Current Regulation Does Not Address This Topic	Revise Existing Language to Support Comprehensive Plan; Insert Necessary Language
Form-Based & Hybrid Code Approaches	Master Plan Gap	Revise Existing Language to Support Comprehensive Plan; Insert New Regulations
Residential Opportunities in Commercial Corridors	Current Regulation Does Not Address This Topic	Insert New Regulations
Urban Residential Designation	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language
Transit-Oriented Development	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language

MASTER PLAN GAP

Topic	Assessment	Preliminary Recommendation
Install District Gateways	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language
Integrate Ambient Sensory Infrastructure	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations; Remove/Rewrite Language for Alignment
Utility Undergrounding Regulations	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations
Expanding Parklet, Sidewalk Café, & Outdoor Dining	Master Plan Gap; Current Regulation Does Not Address This Topic	Remove/Rewrite Language for Alignment
Pick-Up & Drop-Off Zones	Master Plan Gap; Current Regulation Does Not Address This Topic	Insert New Regulations; Insert Necessary Language

DESIGN STANDARDS

Topic	Assessment	Preliminary Recommendation
Building & Utility Setbacks	Gap within Code; Inaccessible Language/Readability Conflict	Remove/Rewrite Language to Align the Code to the Gainesville Drainage Criteria Manual and the Private Development Manual AMC; Rewrite Language for Clarity
Parking Supply Requirements	Master Plan Gap	Insert Necessary Language; Rewrite Language for Clarity
Standardized Utility Parameters	Current Regulation Does Not Address This Topic	Remove/Rewrite Language to Align the Code to the Private Development Manual AMC; Rewrite Language for Clarity
Contractor Prequalification Framework & Oversight Board	Current Regulation Does Not Address This Topic	Insert New Regulations
Mixed-Use Development in Airport Property	Current Regulation Does Not Address This Topic	Insert Necessary Language to Align the Code to the Airport Master Plan and Layout Goals
Parkland Dedication Standards	Current Regulation Does Not Address This Topic	Insert New Regulations

INFRASTRUCTURE STANDARDS

Topic	Assessment	Preliminary Recommendation
Right-of-Way Designation & Protocols	Current Regulation Does Not Address This Topic	Remove/Rewrite Language to Align the Code to the Gainesville Drainage Criteria Manual and the Private Development Manual AMC; Insert New Regulations
Parking Reduction in Commercial Areas	Current Regulation Does Not Address This Topic	Insert Necessary Language
Developer's Infrastructure Properties	Current Regulation Does Not Address This Topic	Insert Necessary Language

GENERAL REVISIONS

Topic	Assessment	Preliminary Recommendation
Text-Heavy Provisions	Inaccessible Language/Readability Conflict	Remove/Rewrite Language for Clarity
General Terminology & Industry Best Practices	Inaccessible Language/Readability Conflict	Remove/Rewrite Language for Clarity; Insert New Regulations and Terminology
Engineering Standards & Industry Best Practices	Inaccessible Language/Readability Conflict	Remove/Rewrite Language for Clarity; Insert New Regulations and Terminology

SUBDIVISION

Topic	Assessment	Preliminary Recommendation
Plat & Subdivision Submission & Approval Process	Gap within Code; Current Regulation Does Not Address This Topic	Insert Necessary Language
Subdivision Plat Processes	Gap within Code; Inaccessible Language/Readability Conflict	Rewrite Language for Clarity
Unrecorded Plats	Gap within Code; Inaccessible Language/Readability Conflict	Remove/Rewrite Language for Clarity

SUBDIVISION

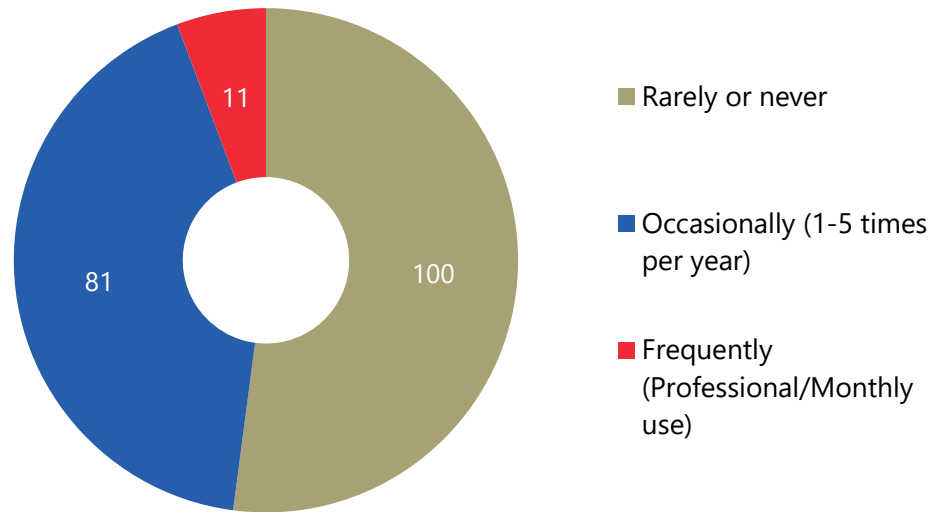
Topic	Assessment	Preliminary Recommendation
Building & Utility Standards	Gap within Code; Inaccessible Language/Readability Conflict	Remove/Rewrite Language to Align the Code
Engineering Standards & Drainage Designation	Current Regulation Does Not Address This Topic; Inaccessible Language/Readability Conflict	Insert Necessary Language

COMMUNITY SURVEY



CODE FAMILIARITY & CLARITY

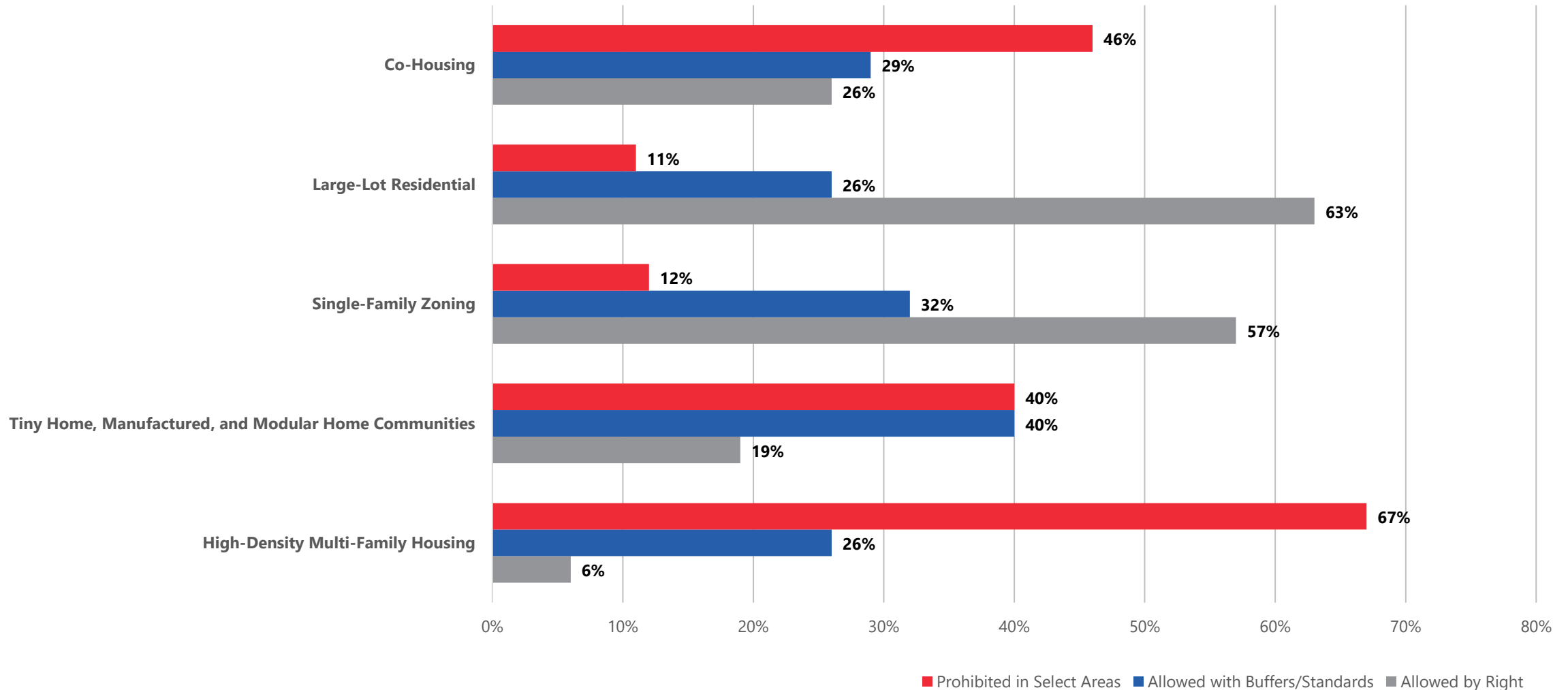
On a typical basis, how frequently do you interact with or read the City's development ordinance?



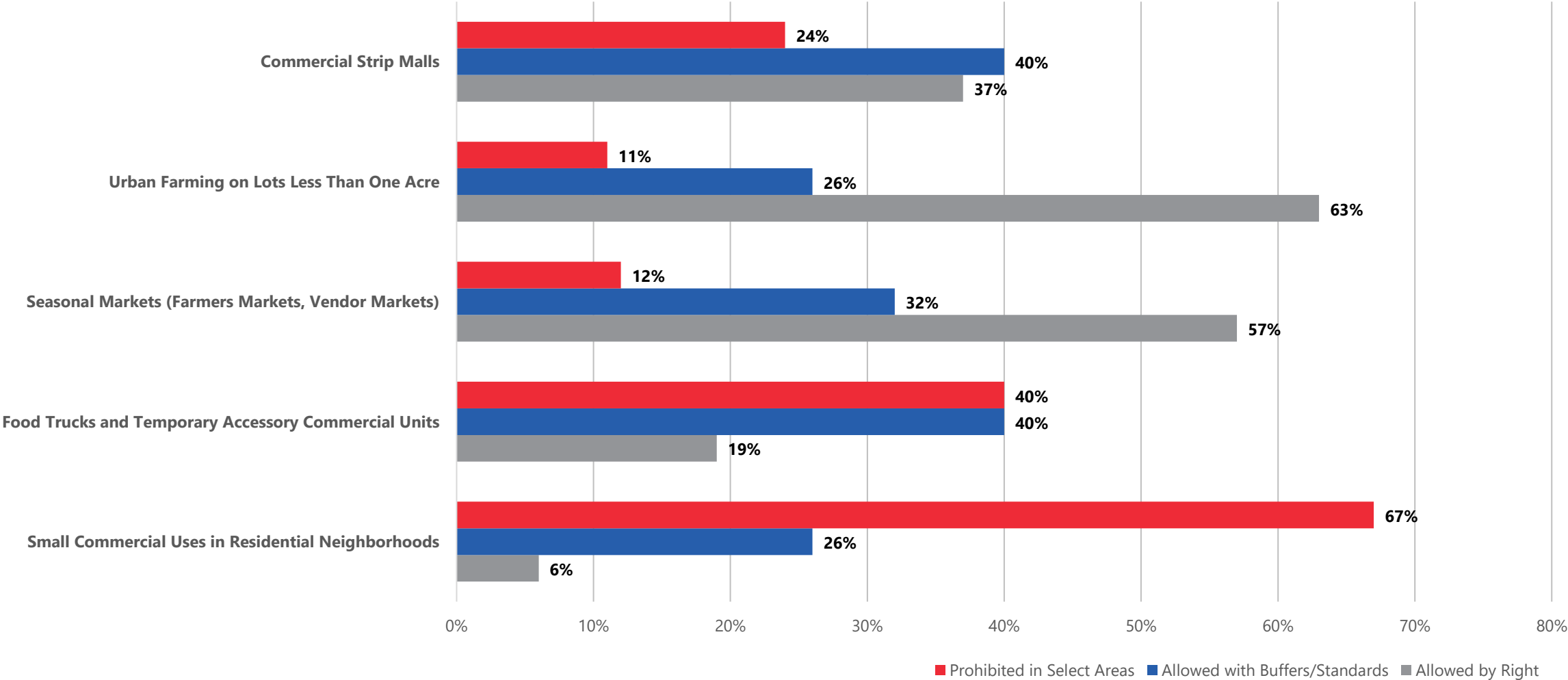
Which specific areas within Gainesville's current rules do you find the most challenging or unclear? (Select all that apply.)

1. Administrative processes (e.g., the application process, development approvals, public notices) (37)
2. Understanding which uses are allowed vs. conditional in different districts (32)
3. Street, sidewalk, and right-of-way layouts (29)
4. Design review standards and architectural expectations (28)
5. Subdivision of land (the legal process of dividing land into 2 or more parts with the purpose of sale or development, and the regulations required) (27)

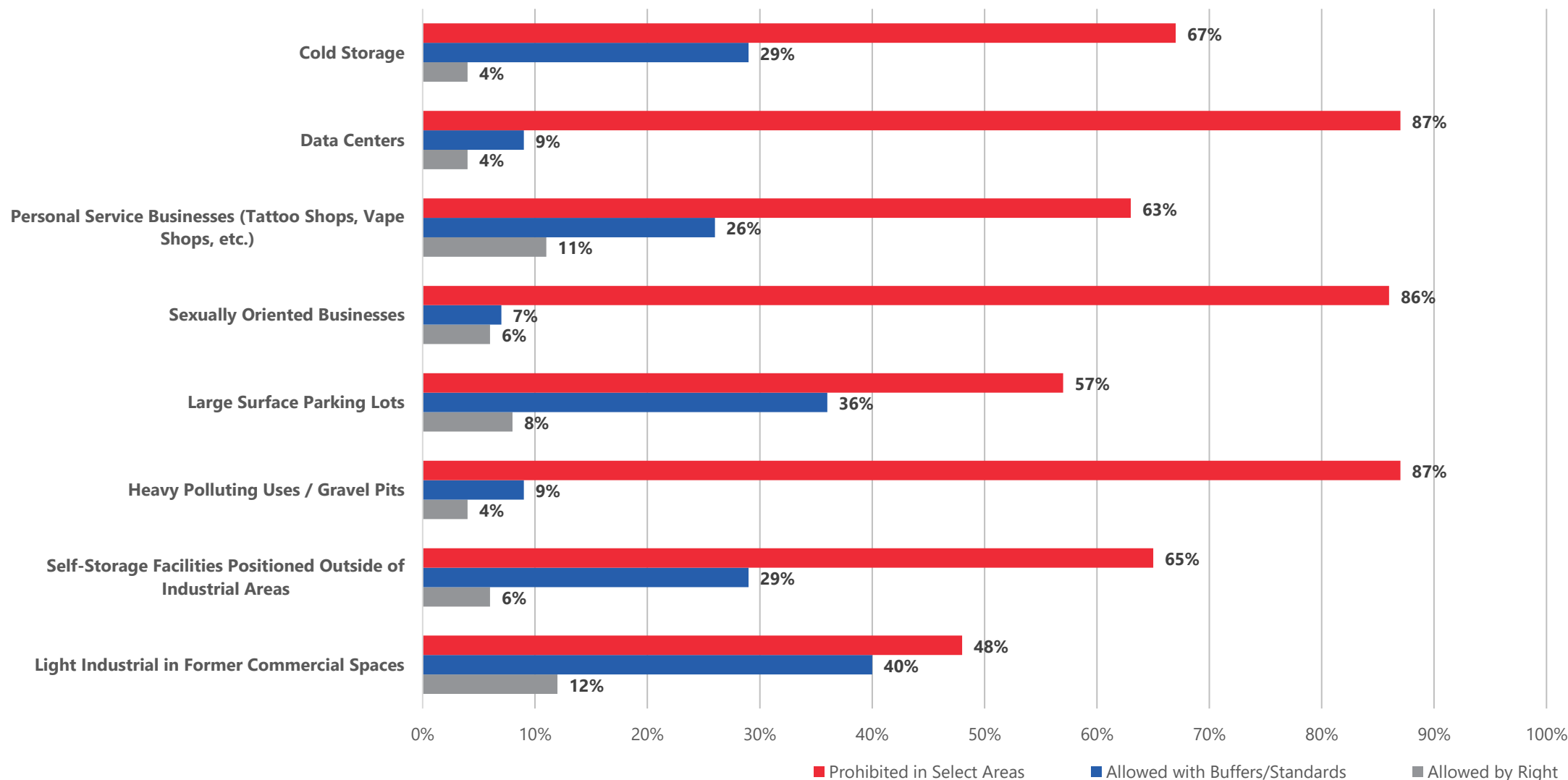
To support our local economy and preserve neighborhood character, how should the new code approach the following types of uses? (Residential)



To support our local economy and preserve neighborhood character, how should the new code approach the following types of uses? (Commercial)

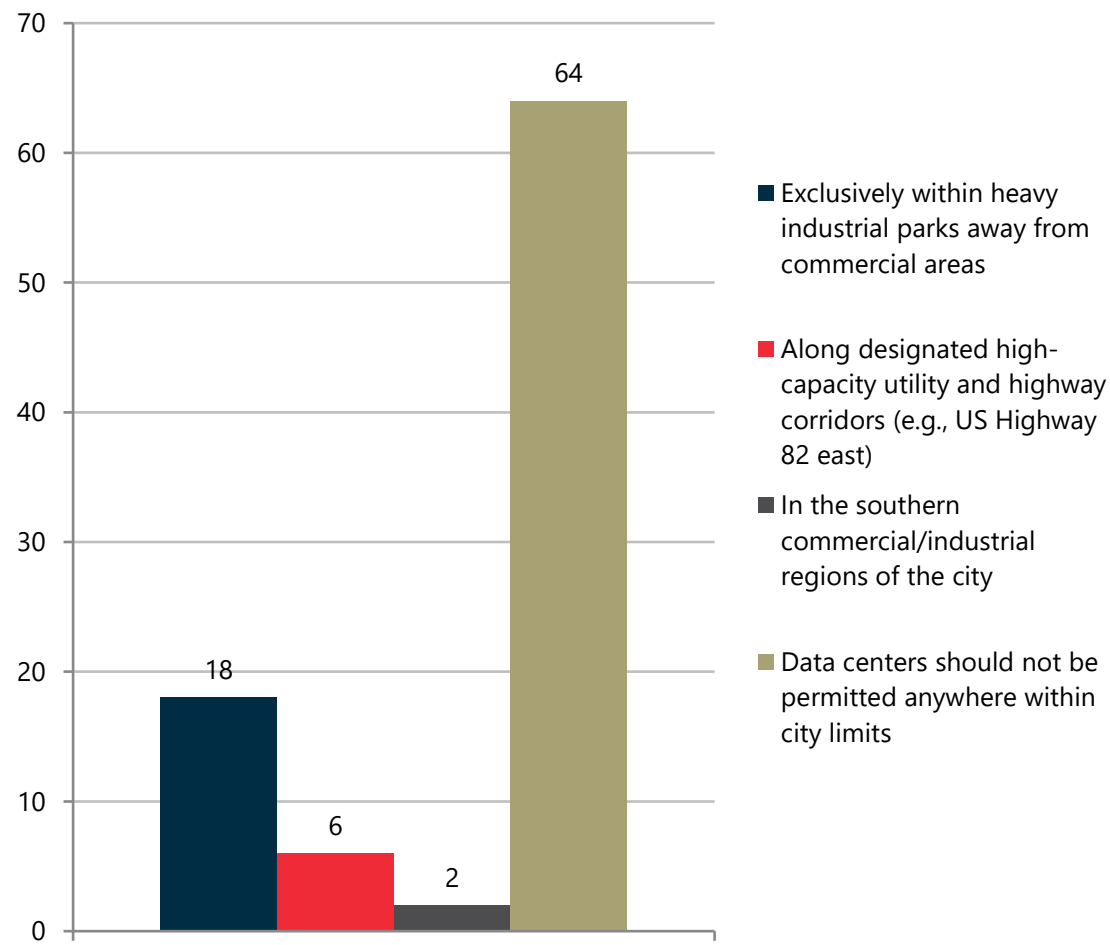


To support our local economy and preserve neighborhood character, how should the new code approach the following types of uses? (Industrial/Specialty)

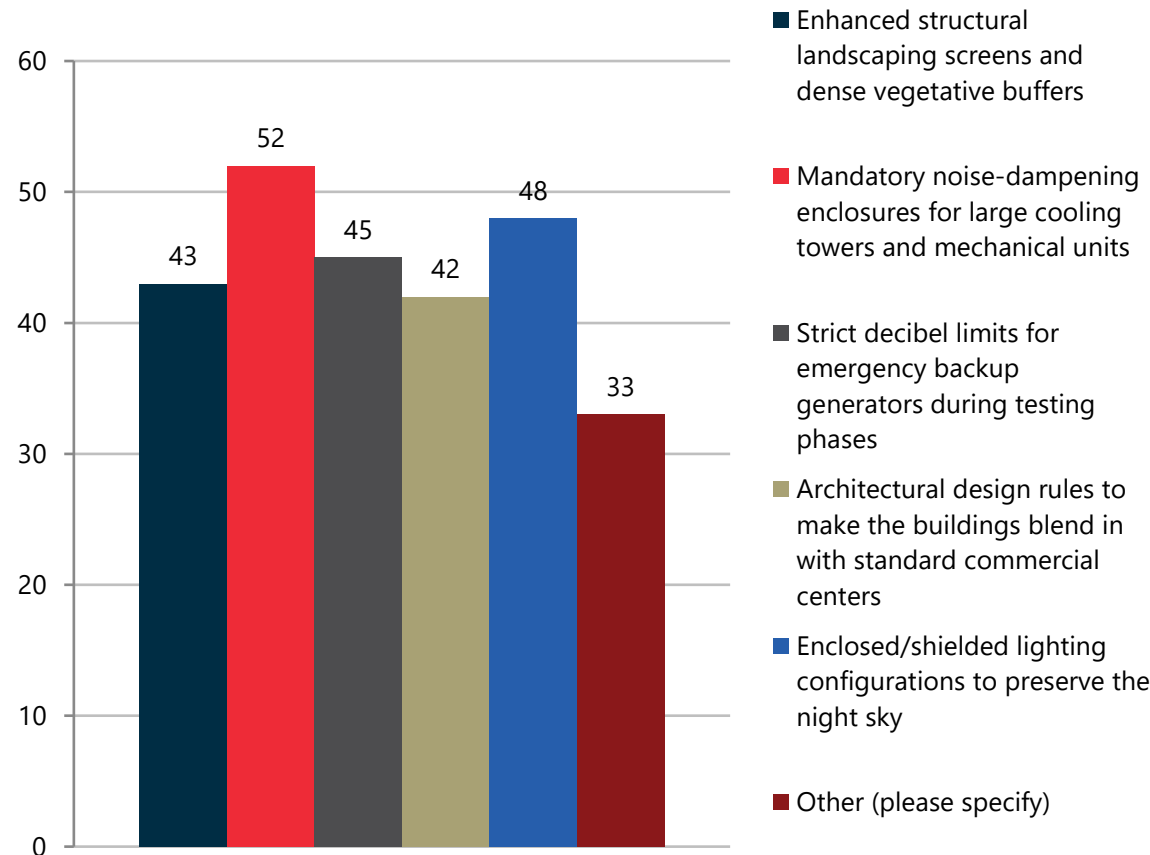


DATA CENTERS

Where are the most appropriate locations within our community to site future data center developments?



What specific design rules should the City establish to minimize visual and environmental impacts of data centers on surrounding properties? (Select all that apply.)



Are there any modern uses missing from our current zoning ordinance that you think Gainesville needs to explicitly define and permit?

	Various industrial, manufacturing, and commercial uses should be defined in their respective districts
	Improvement and remodeling of historic buildings
	Designated mixed-use zoning areas with minimal limitations
	Coherently define the Accessory Dwelling Unit (ADU) section of the ordinance

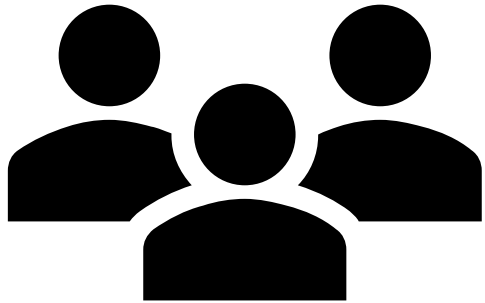
What core regulatory change or administrative adjustment would best encourage high-quality private investment while maintaining community character?

	Flexible regulations for private property
	Clear, efficient approval processes, design standards, and environmental preservation
	Simplified code language, processes, and rules
	Code enforcement for existing properties and new developments
	Improve current infrastructure and explore infrastructure capacity requirements for new development

STAKEHOLDER WORKSHOP



STAKEHOLDER WORKSHOP



Suggested Stakeholder Workshop Structure:

- Current and Future Land Use
- Review of Community Survey Results
- Potential Development Areas Mapping Exercise
- Organization and Accessibility of Ordinances

NEXT STEPS



NEXT STEPS

- Schedule Advisory Committee Meeting #3
- Schedule Stakeholder Workshop Meeting

**QUESTIONS OR
COMMENTS?**

