

## **GNV RISE Subdivision**

### GNV RISE Subdivision

#### A. Purpose and intent.

1. The purpose of this section is to provide a framework of adaptable incentive-based subdivision design standards which are intended to support the housing and infill goals of the City's Comprehensive Plan by providing flexibility to enable high-quality urban development.
2. The GNV RISE subdivision regulations are designed to:
  - a. Provide opportunities for creative, inclusive and high quality infill and greenfield development compatible with existing neighborhoods;
  - b. Support development of diverse housing types to provide a range of housing choice;
  - c. Support the creation of neighborhoods with a mix of housing opportunities for mixed incomes and promote the diversification of existing neighborhoods;
  - d. Increase housing supply and support housing affordability goals;
  - e. Provide options for context-sensitive infrastructure design to lower the cost of housing development;
  - f. Provide for development of housing that responds to changing demographics and smaller-sized households;
  - g. Support the efficient use of land and higher density infill in developed areas;
  - h. Promote housing affordability and greater choice by encouraging smaller and more diverse home sizes;
  - i. Promote high-quality housing design and sensitive compatibility provisions to minimize impacts of more dense development on adjacent properties;
  - j. Allow flexibility in site and design standards while promoting infill projects compatible with existing single-household developments;
  - k. Provide for neighborhood designs like bungalow courts, accessory dwelling units, and other "missing middle" housing options;
  - l. Create easy-to-use performance-based regulatory standards.

#### B. Applicability.

1. All minor and standard subdivisions may voluntarily elect to develop under the GNV RISE subdivision regulations.
2. All applications for incentives and provision of public benefits shall be subject to review and approval by the City Manager or designee.

#### C. Incentive/Public Benefit Matrix

1. The Incentive/Public Benefit Matrix shall apply to all GNV RISE Subdivisions. Incentives shall be provided on a one-for-one basis in conjunction with a compensating public benefit in accordance with the matrix. All proposed public benefits shall either meet or exceed the value ranking of the requested incentive. Multiple lower value incentives may be requested when a higher value public benefit is proposed provided the cumulative value of the incentives do not exceed the value of the proposed public benefit.

## D. Development Flexibility

### Dimensional requirements

Dimensional requirement	Applicability	Value
Lot width	Up to 100% reduction of minimum	4
Lot depth	Up to 100% reduction of minimum	4
Setbacks	Up to 100% reduction of minimum	4
Lot area	Up to 100% reduction of minimum	4

### Process and fees

Review Type	Process outline	Applicability	Value
Standard review	# of review steps, advisory & CC board meetings, avg days of review	All subdivisions	-
Swift review	Fewer # of review steps, CC consent only, ½ avg days of review, priority project (top of the queue)	All subdivisions	5
Tree mitigation	Subdivisions providing 25% of units as affordable (see above) may provide inch-for-inch replacement of high-quality heritage trees	All subdivisions	5
Traffic Study	Waiver of traffic study requirement	All subdivisions	5
Plan review fees	Waiver of 100% site plan fee	All subdivisions	1

### Street design

Street specifications	Applicability	Value
Reduced paved width	New subdivision streets	5
Alternative curb design	New subdivision streets	4
Alternative materials	New private subdivision streets	5

### Density and housing types

Housing provisions	Applicability	Value
Density regulated by form (height, setbacks, form) not by du/acre or bedroom modifier	10% of total units as affordable housing (Multifamily housing)	5

Increased subdivision density	All subdivisions (See table ** below)	5
Up to 20% total units infill housing types	Attached dwellings	3
Live/work units	Office only	2

Subdivision density	10% of total units as affordable housing			
% of Alachua County Median Household Income	120%	80%	50%	30%
Density increase multiplier	Max density x 1.5	Max density x 2	Max density x 2.5	Max density x 3

### Financial

Financial incentive	Applicability	Reference	Value
Ad valorem tax exemption per state	Disabled and/or Elderly units	Per Florida Statute	-
50% ad valorem tax discount for 15 years	Affordable housing units (Low and below) Minimum of 70 units FHFC agreement	Per Florida Statute	-

### Landscape Buffering

Buffer type	Applicability	Value
Subdivision perimeter buffers	100% of applicable buffer standards (width, location, type, etc.)	2

### Parking

Parking	Applicability	Value
Flexible parking standards	Reduced minimums, collocated parking areas, scooter, bike	3

## E. Community Benefits

### Transportation Network

Goal	Applicability	Implementation	Value
Connectivity to adjacent properties	Minimum of 1 vehicular stub every 500 feet of subdivision perimeter. Minimum 1 pedestrian stub every 200 feet of subdivision perimeter.	Subject to City review and approval	4
Compact and gridded network of streets	Intersection Density greater or equal to 1.4 = Total number of intersections including dead ends / Area in subdivision	Subject to City review and approval	4
Multimodal Improvements	Multi-use trails – 8'-min width (connecting to adjacent major roads and abutting properties)	Subject to City review and approval	3
	Bicycle boulevards designs included in subdivision		
	Buffered bike lanes (where bike lanes are required)		
	Pedestrian crossing improvements (bulb-outs, signage, lighting)		
	20 MPH design speed for local roads		

### Environmental Benefits

Goal	Applicability	Implementation	Value
Provision of clustered open space	All subdivisions	Equal to 10% of combined lot area. Open space shall be	2

		designed to fit the context of the site (environmental or urban)	
Creation of new structured wetland areas	All subdivisions	Subject to City review and approval	3
Enhanced wetland buffers	All subdivisions	50' minimum 75' average	3
Water conservation	All subdivisions	Subdivision lots are prohibited from installing landscape irrigation systems	2

### Enhanced Design

Goal	Applicability	Implementation	Value
Enhanced architecture	All subdivisions	Meet or exceed supplemental City architectural standards	3
Infill compatibility	Infill subdivisions less than 2 acres	Meet or exceed supplemental City infill design standards	3
Rear alleys	All subdivisions	All lots served by rear alleyways for parking and garage access	3

### Equity

Goal	Applicability	Implementation	Value
Provision of a minimum of 10% of units as affordable housing	All subdivisions	Developer's agreement to maintain affordability	10
Dedication of 10% of lots to a non-profit or governmental land trust dedicated for affordable housing	All subdivisions	Subject to execution of dedication	5

### Life Safety

Goal	Applicability	Implementation	Value
Residential fire sprinklers	All subdivisions	All single family	2

		structures must meet NFPA standards for residential fire sprinkler protection	
Emergency access	All subdivisions	No more than 10% of the subdivision lots are rendered inaccessible if one street is blocked	2

### Utilities

Goal	Applicability	Implementation	Value
Underground overhead utilities	All subdivisions	Underground existing utilities along the length of the development area	3
Underground overhead utilities	All subdivisions	Underground existing utilities between intersections	4
Utility upgrades	All subdivisions	In excess of minimum requirements	1-4

**Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Single-family <u>dwellings</u> house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		<u>R</u>	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Live/work unit</u>		<u>R</u>	<u>R</u>	<u>R</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Multi-family dwellings		-	-	P	P	P	P	P	P	P	P

**LEGEND:**

P = Permitted by right; S = Special Use Permit; A = Accessory; R=GNV RISE only; Blank = Use not allowed.

**Table V - 4: Permitted Uses in Residential Districts.**

USES	Use Standards	RSF-1 to 4	RC	MH	RMF-5	RMF-6 to 8
Accessory dwelling units	30-5.33	<u>P</u>	P	P	P	P
Adult day care homes	30-5.2	P	P	P	P	P
Assisted living facilities		-	-	-	P	P
Attached dwellings (up to 6 attached units)		<u>R</u>	<u>P<sup>1</sup>/R</u>	-	P	P
<u>Live/work unit</u>		<u>R</u>	<u>R</u>	-	<u>R</u>	<u>R</u>
Mobile homes		-	-	P	-	-
Multi-family dwellings		-	-	-	P	P
Multi-family, small-scale (2-4 units per building)		-	<u>P<sup>1</sup></u>	-	<u>P</u>	<u>P</u>
Single-family dwellings		P	P	P	P	P

**LEGEND:**

P = Permitted by right; S = Special Use Permit; A = Accessory; R=GNV RISE only; Blank = Use not allowed.

1 = No more than 2 dwellings units per building are permitted in the RC district. Duplexes are the only form of attached dwellings permitted in the RC zoning.




**Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.**



	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
<b>RESIDENTIAL</b>													
Single-family <u>dwellings</u> house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	<u>P</u>	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	<u>PA</u>	<u>P-A</u>	<u>P-A</u>	<u>P-A</u>	-	-	-	-	-	P	-	-
<u>Live/work unit</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-



	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-



## Design standards for residential development

Building type	Form	Lot specifications	Maximum units	Height limits	Additional provisions
Single Family dwelling		1 structure per lot	1 per structure	2.5 stories	-
Single Family dwelling w/ADU		1 principal structure 1 ADU per lot	1 per structure	2.5 stories for the principal structure 1.5 stories for ADU	Refer to Article V for ADU provisions
Bungalow Court		1 cluster per lot	2 per structure	1.5 stories	<p>Minimum common open space : 1,600' with no dimension less than 20'</p> <p>Max of 1,600 GFA per structure</p> <p>80% of the units must abut common open space</p> <p>Parking must be separated from the common open space, adjacent properties, and public streets by landscaping and/or architectural screening.</p> <p>Bungalow structures abutting a public street</p>

					<p>must provide a minimum of one of the following entry features:</p> <ol style="list-style-type: none"> <li>1. Primary entrances facing the street; or</li> <li>2. An alternative entry feature consistent with the intent of these provisions and compatible with the surrounding neighborhood context.</li> </ol>
Duplex		1 structure per lot	2 per structure	2 stories	-
Triplex		1 structure per lot	3 per structure	2 stories	-

<b>Multiplex</b>		<b>1 structure per lot</b>	<b>6 per structure</b>	<b>2 stories</b>	<b>-</b>
<b>Townhome</b>		<b>1 structure per lot</b>	<b>1 per structure</b>	<b>3 stories</b>	<b>Up to 6 townhomes may be attached</b>