



Single Family Zoning & Lot Size Reform

Ord. 2024-263 & 2024-267

City of Gainesville

What's Happening?

The Gainesville City Commission has approved amendments to the Land Development Code and Comprehensive Plan to provide greater flexibility for single-family home development. These changes will consolidate single-family zoning districts RSF-1 through RSF-4 into one new zoning district, called Single Family (SF), reducing minimum lot sizes and setbacks while adding additional density in residential neighborhoods across the city.

Why Lot Size Reform?

Historically, large minimum lot sizes and restrictive zoning have limited the **variety and quantity** of housing options, contributing to **economic segregation** and higher **home ownership costs**. These reforms address the housing needs of our growing population, create opportunities for sustainable development, and ensure future projects benefit residents across a broad range of incomes and backgrounds.

Single Family Zoning Dimensional Standards

(Setbacks, Lot Sizes, Density)

Amendments made to the Land Development Code Residential Dimensional Standards table ([Sec. 30-4.17](#)) will consolidate all existing “RSF” single-family zoning districts into a new “SF” district. Under the new code, smaller, more affordable houses can be built on smaller lots, providing greater flexibility to first-time homeowners, residents seeking to downsize, and to everyone in between.

Here's how lot density standards and setbacks will look for the new **Single Family** zoning district:

RSF-1
RSF-2
RSF-3
RSF-4



SF

Density/Intensity: Lot Standards:



- 12 units/acre

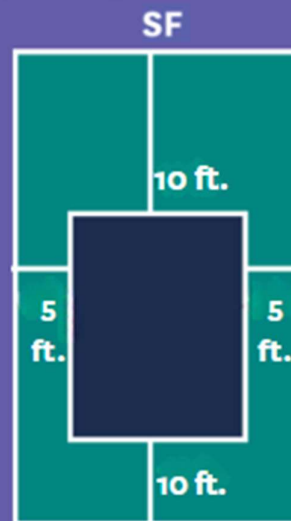
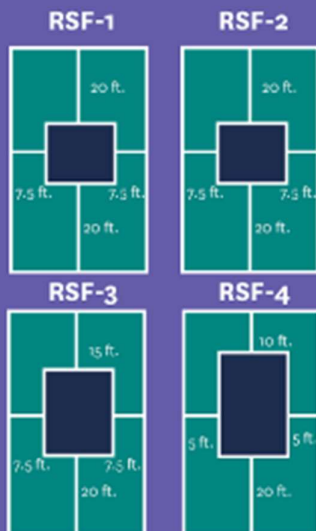


- Minimum lot area: 3000 sq. ft
- Minimum lot width: 35 ft
- Minimum lot depth: None

Minimum Setbacks:



- Front: 10 ft
- Side (Street): 5 ft
- Side (Interior): 5 ft
- Rear: 10 ft
- Rear (Accessory): 5 ft



For more information, contact the Planning Division:
 Email: planning@gainesvillefl.gov
 Phone: 352-334-5023