

# Why end exclusionary zoning?

There is a shortage of more than 7 million affordable homes for our nation's 10.8 million extremely low-income families.<sup>1</sup> Every state and every community is impacted, and this issue has been exacerbated by the COVID-19 pandemic.

Homeownership in the Gainesville area is increasingly expensive, and the affordability of buying a home has trended downward since the early 2010s as home prices have increased at a much faster rate than income has increased.<sup>2</sup> Development priorities and decisions that were made more than a half-century ago for Gainesville have resulted in spatially-segregated development patterns, which have led to issues with housing access, affordability, gentrification and displacement.

Currently, the City of Gainesville is working to eliminate zoning codes that exclude attainable housing from high-opportunity neighborhoods. Local codes play a pivotal role in controlling where housing can be built, what types of housing is allowed, and how that housing can be used by both owners and tenants. Overly restrictive codes can limit a community's ability to create enough housing to support population growth, which can place increased pressure on the cost of housing for people looking to buy or rent a home.

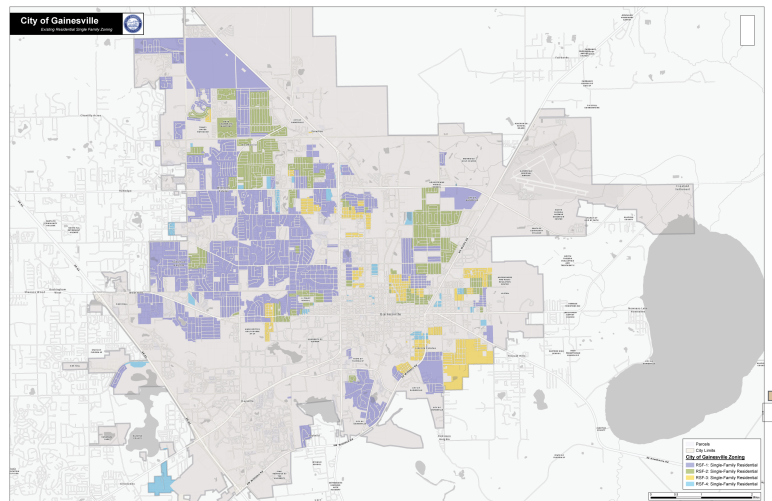
## What is exclusionary zoning?

Exclusionary land use controls (zoning) are local regulations that:

1. Directly decrease or limit housing supply in residential areas (requiring large lots or limiting the type of housing)
2. Increase the cost to build new housing (strict design and compatibility requirements)
3. Limit the use of existing housing (strict occupancy limitations and mobile home location limitations)

## How does exclusionary zoning impact Gainesville residents?

Currently, 63% of all residential parcels in Gainesville only allow for the construction of one stand-alone housing unit. Most of these parcels require more land to build a home than other areas of the city because of zoning rules. They also have large setbacks which further restricts housing development flexibility. Taken together, these land use controls can contribute to the high cost of home ownership and limit the city's ability to deal with population growth, changes in family structures, household sizes, and living arrangements, and our capacity to adjust to climate change.



63% of residential parcels allow for the construction of only one housing unit.

## What can the City of Gainesville do?

The City of Gainesville has the ability to amend land use controls in order to help facilitate the development of new housing by amending land use controls in more restricted areas of the city to encourage more homes to be built and give property owners more flexibility with how they can use their property.

## What is the city doing?

Currently, the City of Gainesville is working on changing land use controls in single-family zoned parts of the city

---

1. National Low Income Housing Coalition  
2. HUD's January 2021 Comprehensive Market Analysis

to provide the flexibility needed for more housing opportunities. This includes allowing for the development of neighborhood scale multi-family development. This housing development type is a small multi-family home that is designed to look like a large house while allowing up to a maximum of four (4) housing units inside the building. The city is also reducing certain land use controls in these zoning districts to allow for the requirement of less land and smaller setbacks in order to develop a housing unit.

### Is Gainesville getting rid of single-family homes?

No. Rather, the City of Gainesville is introducing a new housing type in areas that currently have more restrictive land use controls and expanding the rights of current single-family zoned property owners. Single-family homes will continue to be allowed. Moreover, with new more flexible land use controls, building a single-family house will now be easier.

### Which neighborhoods are impacted?

Only neighborhoods that contain zoning districts RSF1-, RSF-2, RSF-3, and RSF-4 are impacted by this proposal. Zoning in neighborhoods that are not RSF-1, RSF-2, RSF-3, or RSF-4 will not be changed. If you want to know the zoning of your property you can visit our interactive map by visiting our website - [gainesvillefl.gov/Government-Pages/Government/Maps/Planning-Development](http://gainesvillefl.gov/Government-Pages/Government/Maps/Planning-Development). You can also call your planning department and ask to speak with one of our planners at 352-334-5000.

### Actions to consider

- Lessen building setbacks in single-family zoning districts
- Reducing the minimum amount of land needed to build a home on a lot
- Legalizing property owners to build small multifamily homes (2-4 family homes) in single-family zoning districts
- Remove current requirement for building a concrete wall between multifamily and single family housing.
- Easing the process for splitting properties.
- Looking for additional areas to allow mobile home and tiny homes.
- Remove restrictions on unrelated people living together in single family homes.
- Increase the bedroom limit in the University of Florida Context Area.

### Outcomes

**1. Increase the amount and type of housing in residential areas**

**2. Decrease the cost to build and maintain housing**

**3. Increase options for the use of existing housing**

