

BUILDING HEIGHT TEXT AMENDMENT (LDR 25-04)

PRESENTED BY
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Introduction

Current building height for all residential and commercial districts is 35 feet. This was adopted in 2008.

Key Changes

- We worked with the Building Official and Fire Chief to see what height the fire department can safely operate at with current equipment.
- In the RMF, RO, and C-CBD zoning districts recommend 85 feet unless a development is contiguous to a residential single family zoning district. If they are contiguous to a residential single family zoning district then will not be able to exceed 35 feet without providing screening or buffer approved by the LDR Administrator.
- In CG, CI, CHI, ILW, and I we are recommending 85 feet.



WHY IS THIS IMPORTANT TO LAKE CITY- There are numerous buildings in Lake City that exceed this height and are currently non-conforming. We want to update our LDR to be consistent with other jurisdictions and to try to make as many of our structures conforming.

Other Jurisdictions building height

Columbia County- 70 feet.

Gainesville- 14 stories in special districts. 8 stories in all other non-residential areas.

St Augustine- 60 feet.

Staff Recommendation

- Staff's recommendation is to approve LDR 25-04.

QUESTIONS?

