

## Zoning

The Property is designated U-6 Mixed-Use zoning, one of the most generous zoning designations in the city of Gainesville. The zoning allows both residential and commercial uses, allowing up to 50 units per acre (60 with bonus), for a total of 66 units on the site. The bonus allows up to 60 units per acre if certain preservation standards are met for sites featuring trees. Depending on the type of tree and number of trees preserved, the site could be eligible for a bonus.

