



# Unified Land Development Code (ULDC) Amendments

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# Topics Being Presented

## **ULDC BoCC Directed Update:**

- Community Engagement Process and Expanded Notification

## **ULDC Florida Statute (F.S.) Update:**

- Electric Substations F.S. § 163.3208

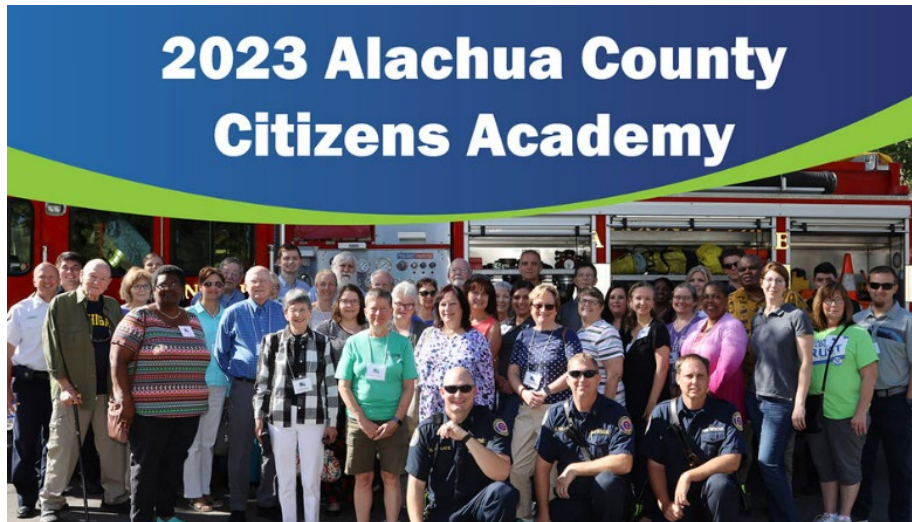
## **ULDC Staff Initiated Update:**

- Stormwater Management- Rainfall Criteria and Volumes
- Special Use Permit & Special Exception Denial Limitations
- Use Table & Chapter 404 Use Regulations Correlated Scrivener Errors



# ULDC Amendment: BoCC Directed

## Community Engagement Process & Expanded Notification



# Background

**August 24, 2021:** Equity Work Plan Phase 1 adopted by County Commission – Equity Strategic Leadership Team (Cohort 1) identified Growth Management for departmental goal setting.

**January 24, 2023:** Staff updated the Board on Growth Management equity work including comprehensive planning, best practices review, and community engagement.

- The Board directed staff to examine and propose language for enhancing community engagement for development projects and land use issues as a short-term goal within the larger Equity and Environmental Justice discussion.

**August 22, 2023:** The Board of County Commissioners Approved the request to advertise expected September 26, 2023 public hearing.

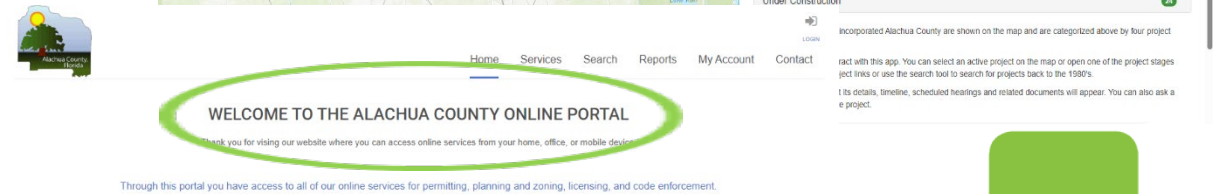
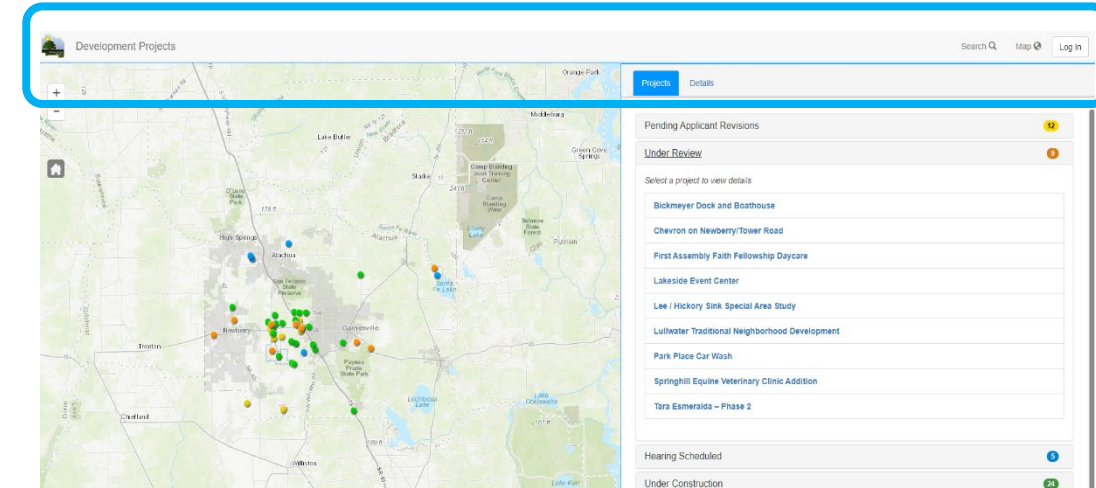
**September 26, 2023:** First of two required public hearings with the Board of County Commissioners.



# Community Engagement Process

## Online Visibility & Accessibility

- MapGenius & Development Projects Websites.
- Use Citizenserve to increase public access for all Zoning, Site Plan Reviews, Building Permits, Code Enforcement, etc.

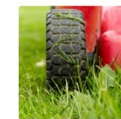


### Online Services You Need



#### BUILDING PERMITTING

- APPLY FOR A BUILDING PERMIT →
- SUBMIT A PRE-APPLICATION SCREENING REQUEST →
- REQUEST A LIEN SEARCH OR ZONING VERIFICATION LETTER →
- LEARN MORE ABOUT BUILDING PERMITTING →
- VISIT ALACHUA COUNTY'S BUILDING DIVISION ONLINE →
- RENEW YOUR CONTRACTOR OR JOURNEYMAN LICENSE →



#### CODE ADMINISTRATION

- SUBMIT A COMPLAINT →
- REGISTER YOUR RENTAL PROPERTY →
- VISIT THE CODE ADMINISTRATION WEBSITE →



#### PUBLIC WORKS PERMITTING

- APPLY FOR A RIGHT-OF-WAY USE PERMIT →
- APPLY FOR A DRIVEWAY CONNECTION PERMIT →
- SUBMIT A FLOODPLAIN INFORMATION REQUEST →
- APPLY FOR OTHER PUBLIC WORKS ADMINISTRATIVE PERMITS →



#### DEVELOPMENT PROJECTS

- Apply for Development Review and Development Services Permits
- SUBMIT A DEVELOPMENT REVIEW APPLICATION →
- REQUEST A REZONING OR COMP PLAN AMENDMENT →
- LEARN MORE ABOUT DEVELOPMENT PROJECTS →



#### IRRIGATION SYSTEM APPROVAL

- Are you installing an in-ground irrigation system or adding to an existing system? The Irrigation Design Standards (Chapter 77, Article VI) are applicable countywide and approval from the Environmental Protection Department is required prior to installation of the irrigation system.
- SUBMIT YOUR IRRIGATION SYSTEM APPLICATION →
- LEARN MORE ABOUT IRRIGATION SYSTEMS REQUIREMENTS →

### Growth Management

<ul style="list-style-type: none"> <li>+ Information Center</li> <li>+ Building Division</li> <li>+ Comprehensive Planning</li> <li>+ Development Services</li> <li>+ Development Review</li> </ul>	<ul style="list-style-type: none"> <li>+ GIS Services</li> <li>+ Comprehensive Plan</li> <li>+ Land Development Code</li> <li>+ Transportation Planning</li> <li>+ Zoning Administration</li> </ul>
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**Contact Us**

**Forms**

**Public Comment**

**Online Permitting**

**Map Genius**

**Projects**

**BUSINESSES**

- Home Based Business
- Innovation Partners
- Transportation Planning

**CITIZENS**

- Lien Search
- Search & Report
- Public Comment

**CONTRACTORS**

- Online Permitting
- Impact Fee Calculator
- Construction Cost Calculator

**GIS & DATA**

- Map Genius
- Data Download
- Housing Resources



# Community Engagement Process

## Online Discussion & Dialogue

- Public comment tool.
- Website chat functionality.

**Growth Management**

- + Information Center
- + Building Division
- + Comprehensive Planning
- + Development Services
- + Development Review
- + GIS Services
- + Comprehensive Plan
- + Land Development Code
- + Transportation Planning
- + Zoning Administration

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Impact Fee Calculator  
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**CITIZENS**  
Lien Search  
Search & Request  
Public Comment

**How can we help you?**

**Dismiss** **Chat now**

**Alachua County**  
**Development Services**  
**Party Requests, Public Comment and Hearing Notification Requests**

Please complete the questions below to make a comment, request Party Status or request public hearing notification for a pending Development Application.

**Name\***

**Your address**  
Please list your street address

**Email\***  
The email address where you would like to receive updates regarding this request

**What is your phone number?**  
Please provide this if you would like Staff to have it.

**Development Application\***  
Please select the application that you are responding to.

**Party Status Requested**  
Are you requesting Party Status for this application? If so, please select 'Requested' below and fill out the reason you believe you should be granted party status (i.e. why you are more affected than the public at large). Otherwise, please leave blank. Need more information about what a party is? See this link: [https://growth-management.alachuacounty.us/formsdocs/Am\\_I\\_A\\_P\\_](https://growth-management.alachuacounty.us/formsdocs/Am_I_A_P_)

**Provide Comment**  
If you would like to provide a comment on the selected application, please select 'Provided' below and fill out the Comment section. Otherwise, please leave blank.

**Notification Requested**  
If you would like to be notified when a hearing is scheduled for this application, please select 'Requested' below. Otherwise, please leave blank.

**Submit**




# Community Engagement Process

## Written Engagement

- Site specific posted notification.
- Targeted postcard mailers.
- Published in Gainesville Sun.
- Proactive and ongoing conversations and outreach to advocacy groups and stakeholders.



NOTICE OF PUBLIC HEARING



Alachua County  
Department of Growth Management  
10 SW 2nd Avenue  
Gainesville, FL 32601

**Description of Request**

As an owner of a property within the vicinity of the area covered by this request, you are hereby notified of an upcoming Board of County Commissioners (BOCC) in person public meeting on application 2022030705-Alachua Verde taking place on January 24, 2023 at 5:00 pm. The purpose of the scheduled meeting by the BOCC for this application is to hear the item and vote on whether or not to approve, approve with conditions, or deny development on this property.


The applicant wishes to construct a single-family attached and detached residential subdivision with up to 177 units and associated infrastructure on approximately 44.43 acres located on Tax Parcel Numbers 04291-000-000, 04291-002-000, and 04291-004-000 at 11908 NW 13th Ave with eds consultants, Inc. as agents in the Low Density Residential (L1 to 4 dwelling units per acre) Future Land Use Designation and Residential Single Family (R-1A) Zoning District.

ALACHUA COUNTY COMMISSION

**WHAT:** County Commission Public Hearing on 2022030705 - Alachua Verde

**WHERE:** Tuesday, January 24, 2023, 5:00 pm

**WHERE:** Alachua County Administration Building, 2nd Floor, Jack Durrance Auditorium, 12 SE 1st Street, Gainesville, FL 32601



**MEETING INFORMATION**

Public access to this meeting can be accomplished as follows:

- In person at the Alachua County Administration Building: Public comment will be taken, 12 SE 1st Street, Second Floor, Jack Durrance Auditorium, Gainesville, FL
- \*Masks for vulnerable citizens are strongly encouraged.
- Live Meeting Coverage: The public may view meetings on the County's Video on Demand web site: [http://alachua.granicus.com/ViewPublisher.php?view\\_id=8](http://alachua.granicus.com/ViewPublisher.php?view_id=8)

Written Public Comment may be submitted by one of the following methods:

- By mail to: Alachua County, Department of Growth Management, 10 SW 2nd Avenue, 3rd Floor, Gainesville, FL 32601-0294
- By email to: [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us)
- Online at: <https://growth-management.alachuacounty.us/PublicComment>

An individual or entity wishing to participate as a party must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes he or she should be allowed to participate as a party. Please send your written request to be considered a party in a quasi-judicial public hearing no later than 7 calendar days prior to the hearing to <https://growth-management.alachuacounty.us/PublicComment>. The Board of County Commission (BOCC) will consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing. If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, electronic copies of all evidence must be provided no later than 5 calendar days prior to the hearing. Please provide evidence at: <https://growth-management.alachuacounty.us/PublicComment>.

A staff report for the application will be available upon request. Public comments will be also be uploaded periodically up to the day of the public hearing. Materials are also available upon request at the Growth Management Department, 10 SW 2nd Avenue—3rd Floor, Gainesville, FL 32601.

BOCC meeting agendas are published on the Alachua County web site ([www.alachuacounty.us](http://www.alachuacounty.us)) and are typically available by Friday before a Tuesday meeting.

If you have a disability and need an accommodation to participate in these meetings, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service)

**Parcel Number(s):** 04291-000-000, 04291-002-000, and 04291-004-000

**Applicant:** eds consultants, Inc. (agents)

**Background material:** <https://tinyurl.com/4ujbubwy>

**Contact:** Alachua County Growth Management Department  
[developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us)  
(352) 374-5249

prefer to have no "alcohol allowed on the streets, period," but that reducing the number of hours it is allowed would put them in a better position to address the issue.

"It just doesn't seem to be a smart thing to mix people with cars, sitting in parking lots, sitting on the side of the roadway, with alcohol," Scott said. "That just doesn't seem to be a wise move."

Commissioners Desmond Duncan-Walker, Cynthia Chestnut and Ed Book all seemed to agree with Scott's position.

"Ultimately, I'm leaning toward making sure our police department can function efficiently and effectively at keeping us all safe, and I hear Chief Lonnie Scott loud and clear," Duncan-Walker said.

In an effort to find a balance between public safety and supporting local businesses, Commissioner Reina Saco spoke again in favor of reducing the number of hours public drinking is allowed, an idea Zika also disagreed with.

"It makes zero sense," he said about reducing the public drinking law by 3 hours. "It's too many rules."

Zika admitted his establishments don't serve too many to-go drinks and added he thinks many residents are still unfamiliar with the rules.

Hiro Leung, who has owned Dragonfly Sushi & Sake Company in Gainesville for more than two decades, said his restaurant doesn't regularly serve to-go drinks, but that he has made efforts to increase the vibrancy of downtown.

In an effort to "activate" the sidewalk outside, Leung obtained a cafe permit to remove the fencing around his outside seating

## NOTICE OF PUBLIC HEARING

The Alachua County Local Planning Agency will hold a public hearing Wednesday, March 22, 2023, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following legislative item:



### 222-000005 (Newberry Village Large Scale Comprehensive Plan Amendment)

A request by Bachelor Buttons LLC Holdings and Industrial Consultants and Management Company, owners, and CHW, Inc., agent, for a large-scale Comprehensive Plan text amendment to amend Oaks Mall Activity Center Policy 2.2.3 of the Future Land Use Element and Capital Improvements Element Table 1(d) on approximately 87.15 acres on parcel numbers 06329-000-000, 06331-000-000 and 06326-001-002 located at 8024 Newberry Road.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

### COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>

If an individual or entity intends to provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they may need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**General Information:** Staff Reports on the above items will be available on Friday of the week preceding the meeting. For further information call (352) 374-5249. Visit [www.alachuacounty.us](http://www.alachuacounty.us)

# Current Regulations: Comprehensive Plan

## Future Land Use Element

### Policy 7.1.26

- Requires all applications for land development or comprehensive plan changes to provide public participation opportunity.
- Notification by mail or other methods to proximate property owners.
- Allow for residents to provide comments for consideration.

### Policy 7.1.27

- Enable representative neighborhood organizations to review and comment on land use and development cases prior to planning and zoning.
- Expand the notification procedures to include neighborhood organizations.





# Current Regulations: Unified Land Development Code

## **Sec. 402.14. - Procedure for mailed notice.**

When required a notice shall be mailed to all individuals and property owners indicated below:

- Abutting property owners within five hundred (500) feet.
- Abutting properties designated rural agriculture within one thousand three hundred twenty (1,320) feet.
- Neighborhood and property owners' associations. If a matter of record with the department.
- Registered associations or individuals to receive agendas. If registered with the department.

# Expansion of Written Engagement

## Examples of other jurisdictions mailing notification ranges

[City of Gainesville](#): **400 ft** from subject property for all property owners; **1,320 ft** (¼ mile) from subject property for registered HOA's and groups. Per Sec. 30-3.89B

[Leon County](#): 4 mailing ranges: **A-600 ft, B-800 ft, C-1,000 ft**, D-Uses A, B or C ranges. All from subject property for property owners and registered HOA's and Business Associations.  
A per Sec. 10-7.403(7), B per Sec. 10-7.404(4)&(5), C per Sec. 10-7.405(4) & (5)

[Sarasota County](#): **750 ft** from subject property; **1,500 ft** from rural subject property for property owners and registered HOA's and organizations; Applicant notifies affected public agencies and municipalities. Sec 124-36(c)5(c)1.

[Palm Beach County](#): **300 ft** certified mail from subject property including HOA's and Associations, **301 ft to 500 ft** regular mail; Special Areas have extended notification of 1,000 ft certified mail and 1,500 ft regular mail; 5,280 ft (1 mile) regular mail for Counties and Municipalities; Registered parties, organizations, associations are provided notice.  
Per Article 2 Section 5 Notification Table 2.B.5.C



# Expansion of Written Engagement

## ULDC Recommendations:

- Expand mailed notification to:
  - 1,500 ft for property owners in Rural/Agriculture FLU
  - 750 ft for property owners all other FLU
- Email notification to Jurisdictions, School Board and registered Associations and individuals.
- Expand written notice for certain Public and Civic Uses and Industrial uses to 2,650 ft (1/2 mile).
- Refine requirements for neighborhood workshops and posted notice.

## Outreach Recommendations:

- Expand Neighborhood Referral System database.



# Discussion and Questions?

## Outreach:

General Public

Rural Concerns Committee- October 17, 2013



# ULDC Amendment: Change in Florida Statute

## Electric Substations



# Electric Substations F.S. § 163.3208

## Background

BoCC approved an addition of Sec. 404.50.6 in the Unified Land Development Code in April 2023 to comply with the 2006 Florida Statute, however Florida Statute was revised effective July 1, 2023 by:

- Removing “distribution” from the Statute.
- Clarified the Substation review process in residential areas.
  - New Substations only
  - Not used for solar facilities which have their own standards.
  - Maintained similar procedures and time-frames for the review.
- Redefined Electric Substation.



# Considerations

## Addressing statutory requirements:

- Removing the word “Distribution” throughout this section.
- Add language referencing the Solar exception.
- Add “New” to the review process in residential areas.
- Update definition “...an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or a lower voltage so it can be distributed to customers in the local area on the local distribution grid through one or more ~~distribution~~ lines less than 69 kilovolts in size.”
- Adding language to clarify the number alternative locations required for review for a new substation in residential areas.



# Discussion and Questions?

## Outreach:

General Public

St Peter St Paul Community Council

Utility providers in our jurisdiction:

- Gainesville Regional Utilities
- Clay Electric Cooperative, Inc.
- Duke Energy
- Central Florida Electric Cooperative, Inc.
- Florida Power and Light Company





# ULDC Amendments: Staff Initiated

## Stormwater Management Rainfall Criteria & Volumes



# ULDC Article IX Stormwater Management § 407.91

## Background

- Our 2006 update resulted in less flooding and overflowing basins throughout the Unincorporated Alachua County.
- Recently discovered discrepancy in the reference to the required rainfall volumes in the Code and propose to correct this by listing the rainfall volumes directly in the ULDC.



# Proposed Changes

## Current Volumes

- Current ULDC references FDOT drainage manual.
- This is inconsistent with the original intent of referencing the Suwannee River Water Management District (SRWMD) rainfall criteria for **all** critical duration storm events.
- These values have been utilized since 2006.

## Proposed Volumes

<u>Table 407.91.1</u> <u>RAINFALL VOLUMES</u>	
<u>Storm</u>	<u>Volume (Inches)</u>
<u>100 Year -1 Hour</u>	<u>4.40</u>
<u>100 Year – 2 Hour</u>	<u>5.40</u>
<u>100 Year – 4 Hour</u>	<u>6.72</u>
<u>100 Year – 8 Hour</u>	<u>8.00</u>
<u>100 Year – 24 Hour</u>	<u>11.04</u>
<u>100 Year – 3 Day</u>	<u>13.80</u>
<u>100 Year – 7 Day</u>	<u>16.00</u>
<u>100 Year – 10 Day</u>	<u>18.00</u>



# Discussion and Questions?

Outreach:

General Public

Local Engineering Firms



# ULDC Amendment: Staff Initiated

## Special Use Permit & Special Exception Denial Limitations



## Background

Our code does not address time-frames for Board denied applications for reapplying for a Special Exception or Special Use Permit for the same site and use.

Staff recommends a one-year limitation. This is the same limitation for rezoning applications.



# Proposed Changes

## ARTICLE XVII. SPECIAL EXCEPTIONS

### Sec. 402.112.5. Limitations on Special Exceptions

If the BOCC denies an application for a Special Exception for a property, the applicant shall not resubmit an application for a Special Exception on any part of the same property for the same use for a period of twelve (12) months from the date of the denial of the Special Exception.

## ARTICLE XVIII. SPECIAL USE PERMITS

### Sec. 402.123.5. Limitations on Special Use Permits

If the BOCC denies an application for a Special Use Permit for a property, the applicant shall not resubmit an application for a Special Use Permit on any part of the same property for the same use for a period of twelve (12) months from the date of the denial of the Special Use Permit.



# Discussion and Questions?

Outreach:

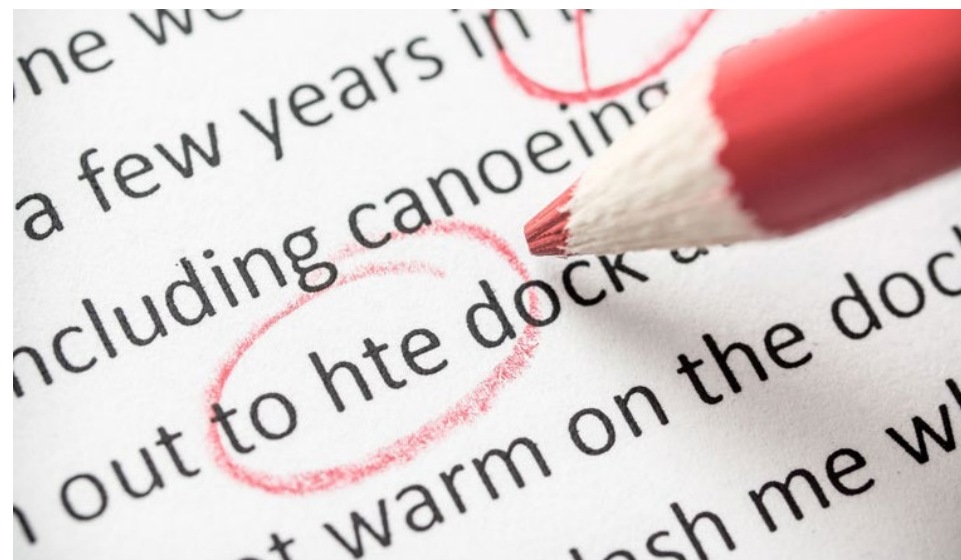
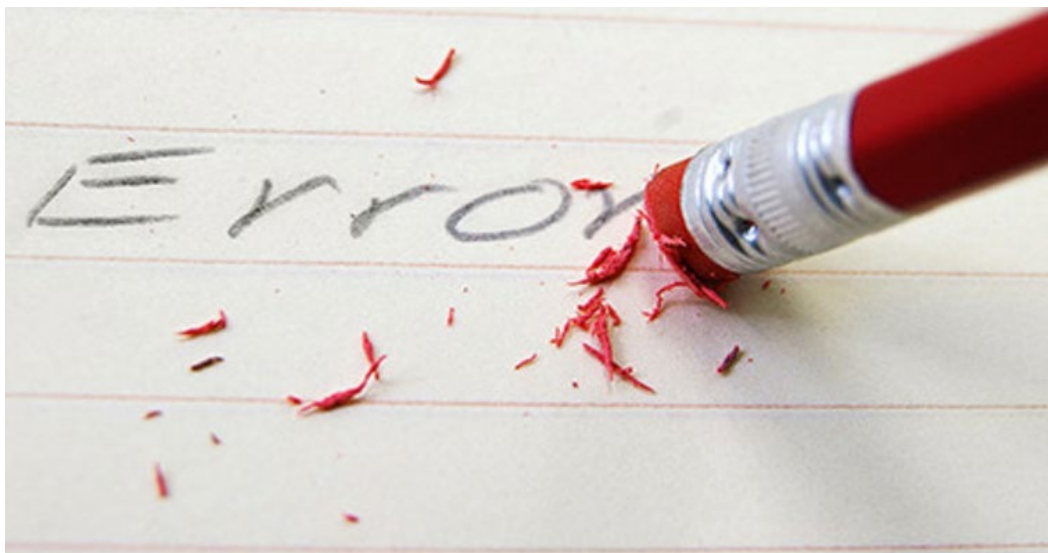
General Public





# ULDC Amendments: Staff Initiated

## Correlated Scrivener Errors in ULDC Article II Use Table & Chapter 404 Use Regulations



# Correlated Scrivener Errors: ULDC Article II Use Table & Chapter 404

## Background

Staff noticed errors in the Use Table related to previous code updates that were not carried out through the ULDC and propose corrections.

Examples include:

- Naming conventions that are different.
- Duplicate and mislabeled Use Table sections.
- ULDC sections not updated to correlated uses identified in the Use Table.
- ULDC Sections not linked in the Use Table “standards” column.



# Proposed Use Table Updates

- Remove the duplicate Business and Prof. Services header and the associated uses.
- Update Residential Recreational Camp, by removing Residential.
- Update Accessory Living unit, by substituting Dwelling for Living.
- Update Private agricultural event center or arena, by substituting Rural and removing Private Agricultural.
- Adult or child care centers correcting reference to Sec. 404.31 in standards column.
- Theater or cabaret, sexually oriented; Media, sexually oriented; Sex Shop to reference Sec. 404.67 in the standards column.
- Restaurant, with drive-through to reference Sec. 404.68 in standards column.
- RV Park/Campground to reference Sec. 404.71 in standards column.
- Wholesaling, Warehousing, Storage and Distribution to reference Sec. 404.82.6 in standards column.
- Storage Yard to reference Sec. 404.83 in standards column.
- Agricultural uses, except as listed below add L in TOD/TND.
- Poultry or livestock raising on parcels less than 5 acres add L in TOD/TND.
- Educational facility, private add L to TOD/TND.
- Medical Marijuana add L in BR-1.
- Large Scale Retail add L in BH, remove L in ML.
- Land application of biosolids add SE to A-RB.
- Pluralizing of land use categories to match their corresponding code sections.



# Proposed Correlated ULDC Section Updates

## Sec. 404.31. Adult or child care centers.

Adult or child care centers, as defined by F.S. Ch. 402.302 and F.S. Ch. 429.901, are allowed as limited uses in the R-1b, R-2, R-2a, R-3, RP, AP, BP, HM, BR, ~~BR-1~~, BH, BA, BA-1, BW, ML, MS, MP, and MB districts, and as an accessory use in BR-1 district, and within a ~~Traditional Neighborhood~~ and Transit Oriented Developments ~~TODs~~, subject to the following standards. Within the A, A-RB, RE, RE-1, R-1aa, R-1a, and R-1c districts, child care centers are only allowed by special exception and must be accessory to government buildings or facilities, civic organizations, places of worship, or hospitals. All adult or child care centers are subject to the following standards.

### (a) *Standards for all adult or child care centers.*

(1) *Licensing.* An adult day care center or child care facility shall be licensed in accordance with Florida Statutes.

~~(2) *Vehicle circulation.* In addition to the requirements of Chapter 402, Article II, an applicant for a child care center shall provide a vehicular circulation plan showing onsite queuing and circulation based upon the location and number of patrons that utilize the facility.~~

~~(23) *Recreational facilities.* Outdoor recreational facilities shall be located in the rear yard for child care centers within residential zoning districts.~~

~~(34) *Landscaping.* In addition to the landscaping requirements of Article IV of Chapter 407, one (1) additional shade tree per one thousand (1,000) square feet of outdoor play or activity area shall be installed.~~

~~(45) *Setbacks from residential.* All stationary play equipment, dumpsters, garbage cans or recycling bins, and similar equipment shall be located at least fifty (50) feet from any abutting residential property line and twenty-five (25) feet from any abutting multi-family residential property.~~

~~(56) *Hours of operation.* Unless otherwise approved as part of a special exception, adult or child care centers within residential zoning districts ~~areas~~ shall not operate between the hours of 7:00 p.m. and 6:00 a.m.~~

~~(67) *Parking.* Parking areas for adult or child care centers that are located within the single-family residential districts shall be located to the side or rear of the principal building. Parking areas for child care centers located within a Traditional Neighborhood and Transit Oriented Developments ~~TODs~~ must meet all requirements of Chapter 407, Article VII, Traditional Neighborhood and Transit Oriented Developments ~~TODs~~.~~

### (7) Additional standards for child care centers.

(a) Vehicle circulation. In addition to the requirements of Chapter 402, Article II, an application shall provide a vehicular circulation plan showing onsite queuing and circulation based upon the location and number of patrons that utilize the facility.

### (b) *Additional standards for adult or child care centers approved by special exception.*

(1) *Maximum building size.* The maximum size of the adult or child care center shall be conditioned as part of the special exception based on the size of the principal use, lot size, and compatibility with surrounding uses.



# Proposed Correlated ULDC Section Updates

## Table 404.34.1 Educational Facilities and Future Land Use Categories.

- Add Mixed Use Row with L in both columns.

## Sec. 404.34. Educational facility, public or private.

### (a) Location.

(1) *Public educational facilities. Public educational facilities shall be allowed either as a limited use or by special use permit in all zoning districts, **and within a Traditional Neighborhood or Transit Oriented Developments**, except C-1, RM-1, BW, ML, MS, MP, and MB subject to the requirements of Table 404.34.1 below.*

(2) *Private educational facilities. Private educational facilities shall be allowed either as a limited use or by special use permit in all zoning districts, **and within a Traditional Neighborhood or Transit Oriented Developments**, except C-1, RM-1, BW, ML, MS, MP, and MB subjects to the requirements of Table 404.34.1 below.*

### (b) General standards. The following standards shall apply to all educational facilities.

#### (1) Accessibility.

a. *Sites for all schools shall be located on publicly **accessible maintained-paved roads constructed to public standards.***

b. **Access to elementary schools shall be available from a local road or on a residential collector road or from arterials with an interior access road to the school. Elementary schools are encouraged to be located within existing or planned residential neighborhoods.**

~~cb.~~ **Direct Access to middle and senior-high schools shall be available from a collector or arterial road. Those middle and high schools within Traditional Neighborhood or Transit Oriented Developments may be accessed from a local road if the school is within 1,320 feet (1/4 mile) of an existing or proposed collector or arterial road, as shown in the Transportation Mobility Element of the Comprehensive Plan.**

~~de.~~ *All schools shall be linked with surrounding residential areas by bikeways and sidewalks.*

~~ed.~~ *All schools shall be designed to accommodate public bus transportation and/or other means of public transit.*



# Proposed Correlated ULDC Section Updates

## **Sec. 404.38 Homeless Shelter, principle use.**

*Homeless shelters as a principal use may be allowed by special use permit in every district except for A, A-RB, **BR-1** and C-1, subject to the following standards.*

## **Sec. 404.41. Soup kitchen, accessory.**

*In any district except for **BR-1** and C-1, soup kitchens are allowed as accessory uses to government buildings or facilities, civic organizations, places of worship, or hospitals, subject to the following standards.*

## **Sec. 404.83.5 Light Industrial**

*Light industrial uses include office, research and development, and small-scale manufacturing that take place in fully-enclosed structures. Manufacturing activities typically have no off-site impacts, do not require the bulk storage of raw materials outdoors, and may not require heavy volumes of traffic to supply materials. Light industrial uses are permitted in the ML, MS, and MP zoning districts, **and within a Traditional Neighborhood or Transit Oriented Developments.***

## **Sec. 404.87. Package treatment plant.**

*A package treatment plant may be allowed as a special use permit in any district, **except for C-1**, subject to the standards outlined in Chapter 407, General Development Standards, Section 407.114.*



# Discussion and Questions?

Outreach:

General Public

