



Unified Land Development Code (ULDC) Updates Request to Advertise

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ULDC Topics Presented for Board Direction

Directed Discussion/Amendment:

- Building Design - Smooth Faced Finish Stucco

Staff Initiated Amendment:

- Development Review Duties and Procedures
- Temporary Use Permits & Temporary Filming Permits
- Recreational Vehicle Definition & Certifications

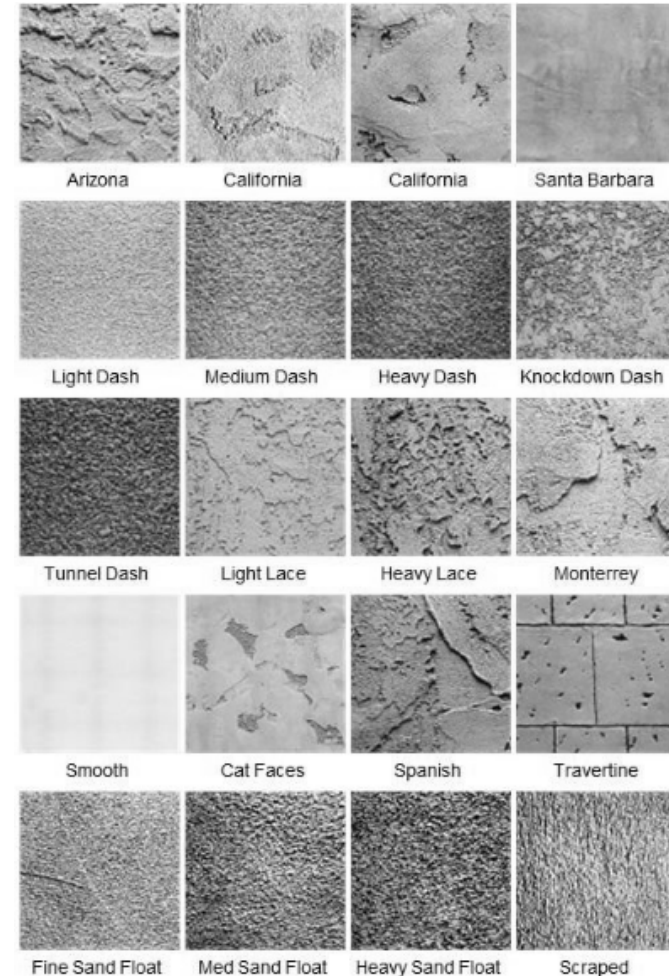
Directed Discussion:

- 1,000 ft Private Road in New Rural Agriculture Subdivisions (9 lots or less)



Directed Discussion/Amendment

Building Design: Smooth Faced Finish - Stucco



Background

September 26, 2023

During the BoCC evening hearing a Commissioner asked staff to review and bring clarifying code to discuss the use of stucco as a building façade finish material.

January 23, 2024

Presentation to the BoCC regarding a proposed change to the Building Design code regarding the use of stucco as a façade finish material.



Current Regulations

Chapter 407 General Development Standards

Article X Building Design

Sec. 407.105. - Required design elements.

All non-residential, mixed use, and multi-family buildings that are part of a new development plan, not located within a TND or TOD, shall meet the standards outlined in this Section. Building elevations, prepared by a Florida registered architect, must be submitted during the development review process in order to demonstrate that these standards are met.

(a) Building facades. All building facades that are accessed by the public, or that face public streets or residential zoning districts shall incorporate the following design elements.

1. **Articulation.** Facades shall be articulated to reduce the scale and expanses of blank walls. Facades shall incorporate architectural details such as entryways, windows, awnings, covered arcades, columns, pilasters, quoins, reveals, cornices, arches, or changes of material no less than every thirty (30) feet of the length of the facade.
2. **Glazing.** Non-residential buildings with exterior public access shall incorporate glazing for no less than twenty-five (25) percent of the horizontal length of the building. Windows shall be designed with visually prominent sills, shutters, window boxes, relief trims, lintels, or other forms of framing.

3. Exterior treatment.

- a. The exterior facade treatment shall consist of a minimum of two (2) different building materials, textures, or finishes.
- b. The predominant building material along a primary facade shall not consist of smooth-faced concrete block or stucco.**
- c. The use of high-intensity colors, metallic, black or neon colors are prohibited. Neon tubing shall be used only as a trim element or to accentuate architectural features.

Considerations

Strike all of Sec. 407.105 and replace with sections of the Transit supportive area design standards in Sec. 407.68.

(a) Building Design Standards

(1) Scale and massing.

- a. Individual buildings shall use human-scaled, pedestrian-oriented architectural features, such as windows, balconies, porches, awnings and arcades, and shall clearly articulate the first story and primary entrances. Decorative, pedestrian scale lighting shall be provided at the entrance of all buildings.
- b. Any building with a single frontage of more than one hundred (100) feet shall be designed to create a visual impression of a series of smaller buildings or sections. Windows, doors, shutters, columns, masonry detailing and variations in the front roofline, recessed building walls and variations in colors and materials shall be used to break up the mass of a single building.
- c. Buildings within a block shall reflect a continuity of building scale at the building line.
- d. Buildings shall avoid uninterrupted walls or roof planes. Windowless walls are prohibited along street frontages. Walls shall be broken up using a variety of articulation techniques and areas of transparency.

(2) Building articulation and materials.

- a. No more than twenty-five (25) feet of horizontal distance of a wall shall be provided without articulation or architectural relief for building walls facing a street or greenspace, even if the building wall faces a street or greenspace.
- b. At least twenty-five (25) percent of the exterior siding material must be different than the primary siding material, except for brick and stone.

(3) Glazing.

- a. Glazing shall be provided on front and side building walls for all facades that front a street, civic space such as plaza or square, or directly adjacent pedestrian walkway.
- b. Glazing percentages for the first floor shall be calculated based upon the facade area between three (3) feet above grade and eight (8) feet above grade. Glazing percentages for floors above the first shall be calculated based upon the full facade area.
 1. Front building walls shall have windows covering at least fifty (50) percent of the first floor facade. Front building walls above the first floor shall have at least twenty (20) percent glazing.
 2. Side building walls shall have windows covering at least thirty (30) percent of the first floor facade. Side building walls above the first floor shall have at least ten (10) percent glazing.
- c. Operable entrance doors shall be excluded from the calculation of total facade surface area.
- d. Windows or glazed areas facing a sidewalk on the first story of a commercial or mixed-use building shall use glass which is at least eighty (80) percent transparent.

(4) Utilities.

- a. Above ground utilities, except for life safety, should be located to the rear and side of buildings.
- b. All above ground utility access, transfer and conveyance points such as panels, boxes, meters, and valves shall be screened from the street and sidewalks through architectural features and/or landscaping.

Discussion and Questions?

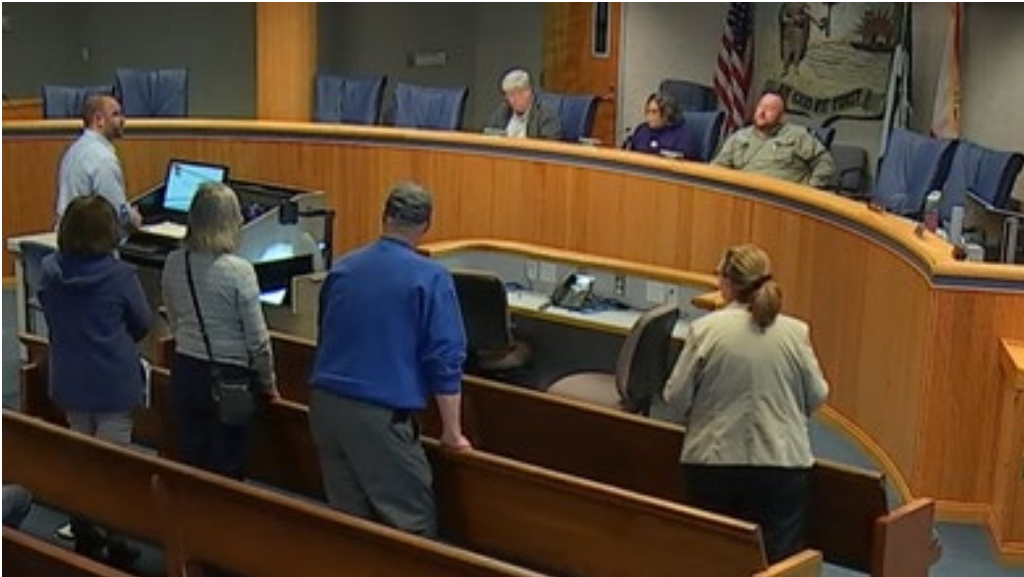
Outreach:

General Public
AIA-Gainesville



Staff Initiated Amendment

Development Review Duties and Procedures



Background

Growth Management Staff propose update in Chapter 401 and 402 of the ULDC to comply with Florida Statute 125.022 and for procedural clarity.



Considerations

Updates to Chapter 401:

401.17: Clarify and update review powers and duties for the Development Review Committee.

401.20: Bring the Development Review power and duties up-to-date.

Updates to Chapter 402:

402.01: Clarify purpose related to standards and procedures for development plan review.

402.05: Development application forms required.

402.08, 402.10: Clarifying language for acceptance of application process and determination of completeness.

402.10.5: Incomplete application expiration with exception.

402.20: Extension of Time for approved development order to reference Sec. 402.47 Time limits for development plans.

402.39: Add “other required permits” attached to final development order.

402.40: Clarifying language for pre-application conference for purpose of initial and potential requirements for a preliminary development plan.

402.43, 402.44, 402.47: Clarifying language in development plan review steps, thresholds & time limits for preliminary development plans.

Discussion and Questions?

Outreach:

General Public



Staff Initiated Amendment

Temporary Use Permits & Temporary Filming Permits



Background

Staff propose improving the temporary use permit code to simplify the process for our residents by clarifying the scale and scope in the process.

- Update will provide updates to be consistent with the Alachua County Parks standards.
- Update will consider the creation of a separate, but similar temporary filming permit process.



Considerations

Temporary Use Permit proposed update will:

- Provide clear exemptions for temporary uses in the unincorporated Alachua County and use of some County facilities.
- Establish tiers of review timeframes for applications.
- Simplify duration and number of permits allowed per parcel.
- Update application submittal requirements.
- Update list of standards and conditions.
- Create distinct temporary filming permit application process.



Considerations

Temporary Use Permit Exemptions:

Where public streets and sidewalks are not closed and the event does not create on-street parking impacts.

1. Events within **County Parks and Park property**, as defined in Alachua County Code Sec. 76.2, are subject to Alachua County Park rules and procedures.
2. Events held at the **Alachua County Sports and Events Center or Cuscowilla Nature and Retreat Center**.
3. Events held on property owned by the **Alachua County School District**.
4. Any temporary **activity that has been permitted** as part of a **Planned Development, Zoning Master Plan, Special Use Permit, Special Exception or Development Plan**.
5. Filming activities for **print or electronic news media when filming news events**, newspaper, press association, newsreel or television news media personnel.
6. Events connected to a **confirmed agritourism operation** per Florida Statute §570.85 that do not create substantial off-site impacts.

Considerations

Categories of Temporary Use Permits:

Tier A (15 business day review)

- **Market events** for the temporary sale of retail products such as pop-up farmers markets, art fairs, and craft fairs.
- **Temporary sales and/or promotional events** on non-residential property, such as grand openings, sidewalk sales, and tent sales related to the principal business activities in operation at the subject property.
- **Sports, religious, political, music and community events** such as concerts, carnivals, and car shows.
- **Rights-of-way events** such as block parties, parades, and marathons.

Considerations

Categories of Temporary Use Permits Cont.:

Tier B (30 business day review)

Seasonal and holiday sales and events such as fall festivals, Christmas trees, fireworks, and pumpkin patches.

Tier C (90 business day review)

The following shall **require one (1) public hearing with the BOCC:**

- Any event that has **overnight camping**.
- Any event with an **anticipated attendance more than 2,000** people.
- Any request for a temporary use permit exceeding the duration or number of permits indicated by Table 402.151.5.



Considerations

Table 402.151.1
Duration and Maximum Number of Permits

Temporary Use	Maximum number of days allowed per permit	Maximum number of permits allowed per location in a calendar year	Maximum number of days allowed per location in a calendar year
Tier A¹	3	6	18
Tier B	45	2	90
Tier C²	<u>BoCC Hearing</u>	<u>BoCC Hearing</u>	<u>BoCC Hearing</u>

1. Requires a 60-day separation between events.
2. Notice of public hearing required in accordance with Chapter 402.16 of Article IV.

Considerations

Application Requirements

- Statement of Use and Activities
- Development Plan
- Sanitation and Public Health Plan
- Property Description
- Emergency Management Plan
- Enforcement

Standards & Conditions

- Signage
- Setbacks
- Hours of Operation
- Traffic and Access
- Outdoor Lighting
- Noise Control
- Fire Safety and Public Health
- Alcohol Permits
- Insurance
- Previous Noncompliance



Considerations

Temporary Filming Permits proposed update will:

- Create a separate temporary filming permit process for those deciding to film in the unincorporated Alachua County.
- Provide clear exemptions for temporary filming uses in the unincorporated Alachua County and within some County facilities.
- Establish a review timeframe for applications.
- Provide list of application standards and conditions.



Considerations

Temporary Filming Permits Exemptions:

Where public streets and sidewalks are not closed and the event does not create on-street parking impacts.

1. Filming activity for **print or electronic news media when filming news events**, newspaper, press association, newsreel or television news by media personnel.
2. Filming activity with a film **production crew of fourteen (14) people or less**.
3. Individuals filming or videotaping for **noncommercial personal or family use only**.
4. **Student and faculty filming activity exclusively for educational purposes**.
5. Filming activity within **County Parks and Park property** as defined in Alachua County Code Sec. 76.2, are subject to Alachua County Park rules and procedures.
6. Filming activity at the **Alachua County Sports and Events Center or Cuscowilla Nature and Retreat Center**.
7. Filming activity connected to a **confirmed agritourism operation** per Florida Statute §570.85 that do not create substantial off-site impacts.
8. Filming activity **conducted for use in an investigation of civil or criminal court proceedings**.

Considerations

All Temporary Filming Permit applications have a 10 business day review.

Application Requirements

- Statement of Use and Activities
- Development Plan
- Sanitation and Public Health Plan
- Property Description
- Emergency Management Plan
- Contract/Insurance County Facilities
- Enforcement

Standards & Conditions

- Signage
- Setbacks
- Hours of Operation
- Traffic and Access
- Outdoor Lighting
- Noise Control
- Fire Safety and Public Health
- Insurance
- Involving County Facilities
- Previous Noncompliance



Discussion and Questions?

Outreach:

General Public

Tourist Development Council meeting on September 13, 2023

Rural Concerns Advisory Committee meeting on October 17, 2023



Staff Initiated Amendment

Recreational Vehicles, Mobile Tiny Houses & Temporary Living Quarters: Safety and Certification Requirements



Background

This discussion was motivated to safeguard our community.

Our current code does not address life safety standards for Recreational Vehicles, Mobile Tiny Houses and other temporary living quarters that may be used as permanent housing in certain zoning districts.



Considerations

The proposed language would:

- Clarify that Recreational Vehicles are allowed as an accessory living use in Zoning Districts: A (Agricultural) and A-RB (Agricultural Rural Business) and RM (Manufactured-Mobile Home Park).
- Create a limited use standards in Chapter 404 Article IV Household Living.
Standards include: Placement, utility connections, tie downs/anchoring, flood protection, life safety, require an inspection and certification by an accredited 3rd-party agency or a qualified inspector.
- Clarify the Vehicle definition related to recreational vehicles to include motor homes, travel trailer and tiny houses on wheels.

Considerations

CHAPTER 404 USE REGULATIONS: Article XX. OUTDOOR STORAGE AND DISPLAY

Sec. 404.82.5. - Parking of trucks, Recreational Vehicles and trailers.

(5) A ~~recreational vehicle~~ may be utilized for living, sleeping, and housekeeping purposes in Ag, A-RB and RM zoning districts ~~as provided~~ subject to the standards in Article IV. – Household Living Sec. 404.22.5.:

- ~~a. Use limited to one (1) recreational vehicle per legal lot of record in lieu of either allowable primary dwelling unit or accessory dwelling unit with an issued address.~~
- ~~b. A recreational vehicle used for living purposes is not parked within the setback of the legal lot or within a conservation area as described in [Chapter 406](#).~~
- ~~c. Recreational vehicle has connection to an on-site permitted well and septic system.~~
- ~~d. Zoning compliance is filed and accepted by the County.~~

Considerations

CHAPTER 404 USE REGULATIONS: ARTICLE IV HOUSEHOLD LIVING

(New) Sec. 404.22.5 – Recreational Vehicles / Tiny House on Wheels

A Recreational Vehicle (RV) or a Tiny House on Wheels (THOW) is allowed as a limited use on an individual lot within A, A-RB and RM zoning districts. The use is limited to one (1) RV or THOW, per legal lot of record, in lieu of either an allowable primary dwelling unit or accessory dwelling unit with an issued address. The minimum construction and installation standards for an RV / THOW, for living, sleeping, and housekeeping purposes, must meet the following installation and certification standards:

- 1) **Placement.** Must be placed to meet the current setbacks of the zoning classification or if within a conservation area as described in Chapter 406 Natural and Historic Resources Protection.
- 2) **Potable Water.** All plumbing fixtures must be connected to an approved potable water source.
- 3) **Sanitary Sewer.** All plumbing fixture drains must be connected to an approved sanitary sewer system or to an onsite sewage treatment and disposal system permitted by the Florida Department of Health.
- 4) **Electrical.** Connection to electric utility must be made with equipment and wiring methods compliant with the National Electric Code (NEC).
- 5) **Tie Down/Anchoring.** Must be anchored to the ground in accordance with the required anchor/tie down plans that were prepared, and signed and sealed by a Florida-Registered Professional Engineer and must be designed to resist the wind loads determined in accordance with ASCE-7 Minimum Design Loads for Building and Other Structures published by the American Society of Civil Engineers.
- 6) **Flood Protection.** Must be placed or installed in accordance with the flood protection standards found in Article VII. – Flood Hazard Areas of this ULDC.
- 7) **Life Safety.** Smoke alarms and carbon monoxide alarms appropriate for RV use are installed and maintained per manufacturer’s recommendations inside the RV or THOW. Applicable fire safety requirements of the Florida Fire Prevention Code shall be utilized if the RV or THOW is found to be a public lodging establishment.
- 8) **Certification.** Must have a sticker or other documentation certifying that it was inspected and certified for compliance by a qualified inspector licensed in this state or by a third-party inspector who is qualified to inspect for ANSI compliance and is accredited pursuant to either the American Society for Testing and Materials Appendix E541 or ISO/IEC 17020.
- 9) **Zoning compliance review** is filed and accepted by the County.

Considerations

Chapter 410: ULDC Article II Defined Terms

Provide a definition of **Recreational Vehicle** distinct from Recreational Vehicles for the purposes of floodplain administration.

Vehicle

(b) Recreational Vehicle means, for all other purposes in the ULDC (excluding its use in Chapter 406, Article VII), a vehicle-type unit, mounted on wheels, including but not limited to a motor home, travel trailer, or tiny house on wheels, that is of such a size or weight as to not require special highway movement permit, and which is:

(1) Built on a single chassis or a trailer that is registered with the Florida Department of Motor Vehicles; and

(2) Four hundred (400) square feet or less when measured at the largest horizontal projection; and

(3) Which either has its own motive power or is mounted on or drawn by or towable by another vehicle, truck, bumper hitch, frame-towing hitch, or fifth-wheel connection; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use or for transient occupancy.

Comparison



Recreational Vehicle & Travel Trailer



PMRV (Park Model)



Tiny House on Wheels



Mobile Home



Tiny House on Foundation

Home Type	Recreational Vehicle & Travel Trailer	PMRV (Park Model)	Tiny House on Wheels	Mobile Home	Tiny House on Foundation
Construction	Factory Built. Permanently attached to chassis.	Factory Built. Permanently attached to chassis. May be anchored.	Factory built or <u>DIY'er</u> . Permanently attached to chassis. May be anchored.	Factory built. Required to be anchored.	Built on-site or prefabricated off-site and placed on a foundation.
Safety Standards	NFPA 1192 NFPA 70 (NEC) Titled & DMV Registered	ANSI 119.5 NFPA 70 (NEC) Titled & DMV Registered	ANSI 119.5 NFPA 70 (NEC) May include IRC Appendix Q for tiny homes. May be DMV Registered.	Federal Manufactured Home Construction and Safety Standards (Known as the HUD Code)	On-site: State Building Code IRC appendix Q for tiny homes. Off-site: State approved 3 rd -party agency.
Inspected by	3 rd -party agency or Manufacturer Certified.	3 rd -party agency or Manufacturer certified.	3 rd -party agency.	State approved 3 rd -party agency. County Building Department.	County Building Department.
Typical Size	Max 400 SF	Max 400 SF	Min 150 SF - Max 400 SF	Min 400 SF	Max 400 SF
Occupancy Status	Seasonal Temporary & Proposed Permanent	Seasonal Temporary	Temporary & Proposed Permanent	Permanent	Permanent

Discussion and Questions?

Outreach:

General Public

Rural Concerns Advisory Committee meeting on October 17, 2023

BoCC Special Housing meeting on September 19, 2023



Directed Discussion

1,000FT Private Roadway Lengths in New Rural Ag Residential Subdivisions: Pros and Cons Discussion



Background

Staff has had internal discussions brought up by applicants about the limit of 1,000 ft unpaved roadway in our Rural Ag residential subdivisions (less than 10 lots).

Staff discussed this topic at two Rural Concerns Advisory Committee meetings. Staff does not have a strong recommendation for a code update, but per Commissioner request staff is presenting the topic for BoCC discussion.

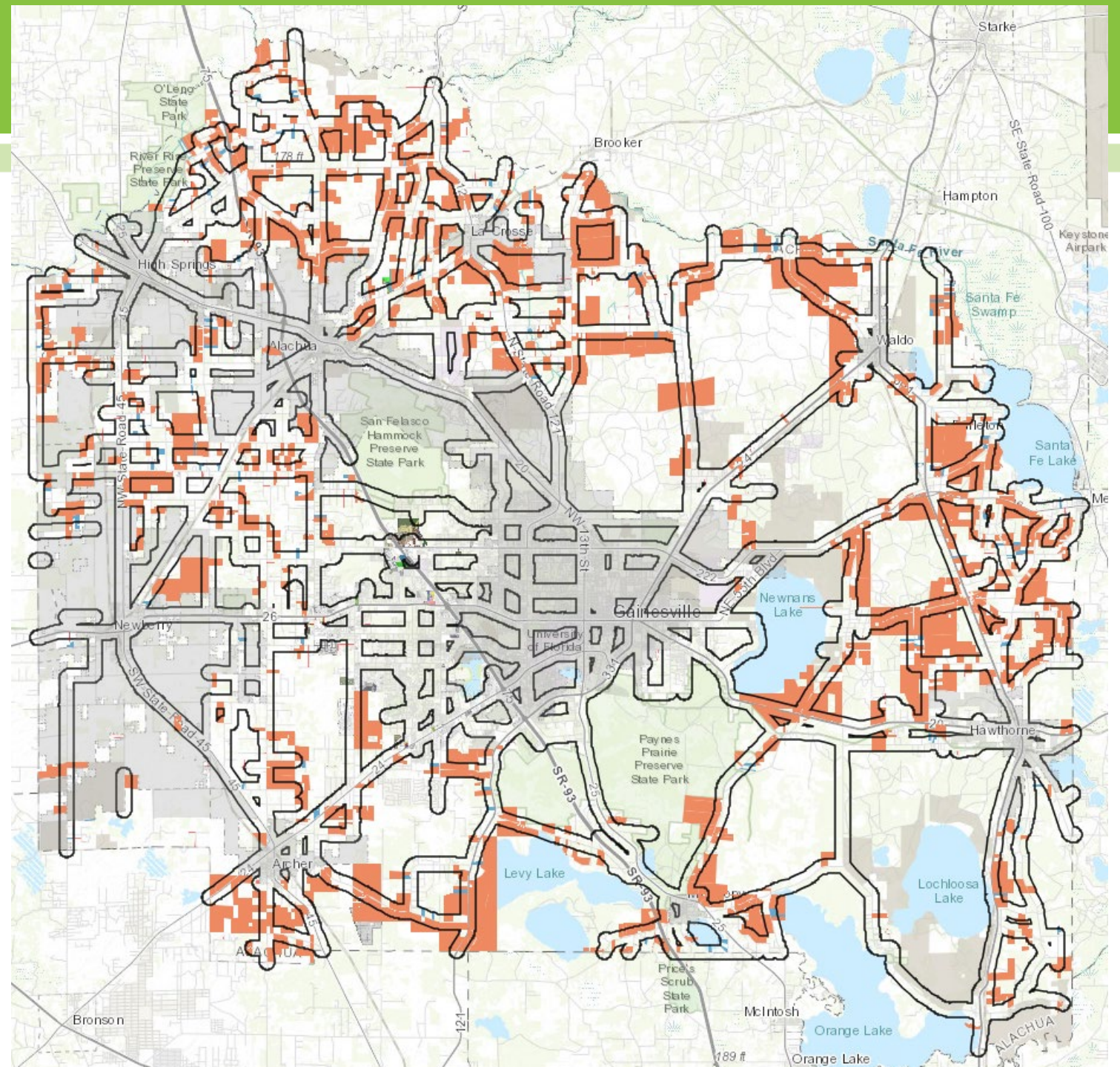


Mapped Buffer from Public Roads

780 (10.4%) parcels of the 7,538 parcels in Ag zoning districts were within 1,300 ft of a public road.

Potential Properties:

- 15 to 25 acres (120 parcels)
- Greater than 25 acres (660 parcels)



Considerations

This 1,000ft length is considered appropriate in an urban context for block lengths and connections, but in a rural setting it may be too limiting due to the parcel dimensions and length of access to county-maintained roads in Agricultural areas.

Level of Service standards for Emergency Services

- Width standards Fire Safety
- Maintenance affecting service

Maintenance of an unpaved roadway

- HOA enforcement – Assessments
- Covenants
- Community Development District



Examples

Review of Rural Ag Subdivisions from the 1990's to the present show about a third have unpaved road lengths greater than 1,000 ft.

Example of a built and a proposed Rural Ag Subdivisions (≤ 9 lots) with unpaved roadway.

- Belcher Estates: Built
- 22 Farms: Proposed

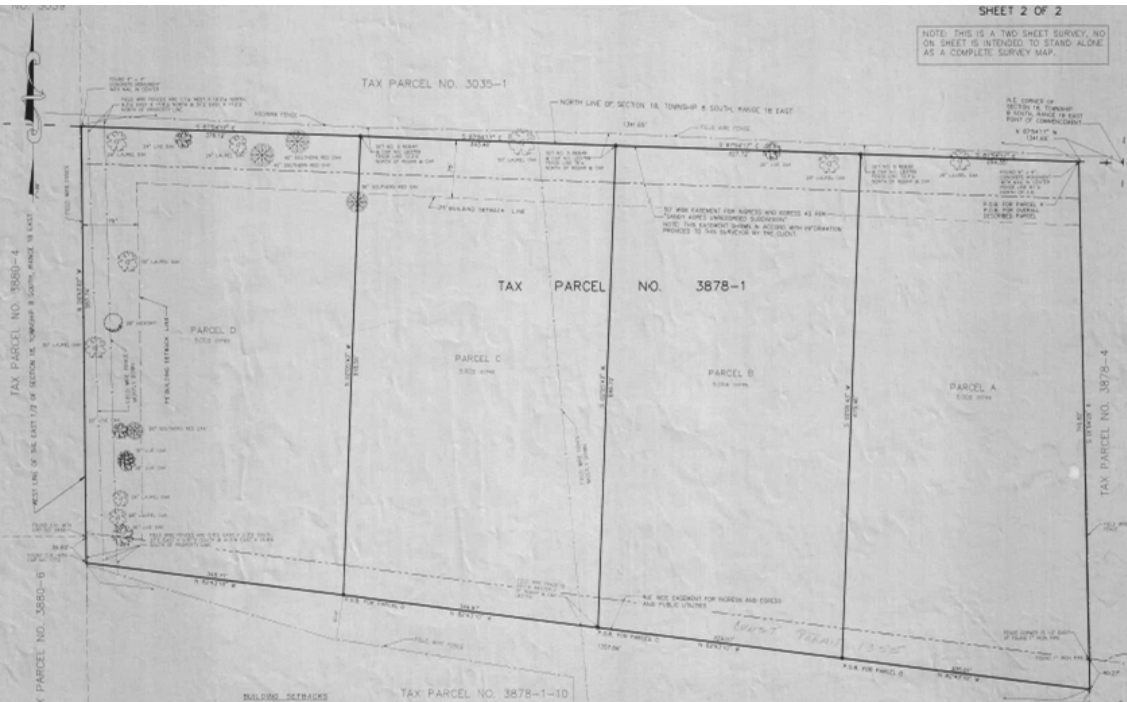


Belcher Estates

4 lots on 20 + Acres

Unpaved Roadway off a Paved Road to Public Road.

Approved Unplatted Rural Ag Subdivision

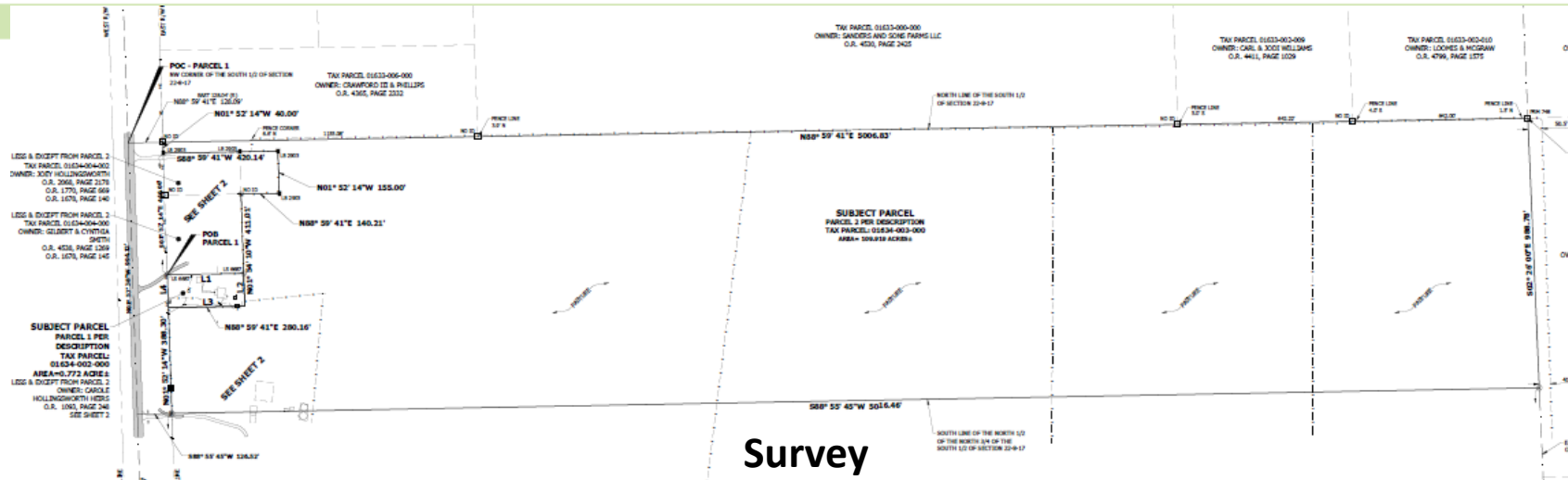


Built Layout (aerial)



22 Farms

Proposed 8 lots on ± 110 Acres Parcel # 01634-003-000 Proposed Unpaved Roadway to Public Road 3,200ft



Survey

- Lot sizes (approx.):
1. 1.5 Ac
 2. 4 Ac
 3. 19 Ac
 4. 17 Ac
 5. 17 Ac
 6. 6 Ac
 7. 6 Ac
 8. 40 Ac



±3,200 ft

Proposed Subdivision Layout



Discussion and Questions?

Outreach:

General Public

Rural Concerns Advisory Committee meetings on September 19, 2023 & October 17, 2023

