



Unified Land Development Code Discussion

Temporary Living Quarters Safety Standards & Certifications

Angeline Jacobs, Planner Growth Management



Unified Land Development Code

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



Background

This discussion is motivated to safeguard our community.

Our current code does not address certain life safety standards for Recreational Vehicles, Mobile Tiny Houses and other temporary living quarters.

Staff suggests adding Fire Safety and Certification requirements to protect Alachua County residents and tourists who use temporary living quarters for recreational, camping, travel and seasonal use.



Considerations

The proposed language would:

- Clarify that Recreational Vehicles are allowed as an accessory living use in A (*Agricultural*) and A-RB (*Agricultural rural business*) Zoning Districts.
- Require Smoke Alarms.
- Require additional fire safety if public lodging establishment like an Airbnb.
- Require an inspection and certification by an accredited national organization or Florida licensed engineer for compliance with Statutory and HUD requirements and Structural, Insulation & Electrical requirements.



ULDC Article II Defined Terms

Revising current definition of Recreational Vehicle, distinct from stormwater floodplain administration, under Vehicle definition.

Vehicle...

Recreational Vehicle means, a vehicle-type unit, mounted on wheels, including but not limited to a motor home, travel trailer, or tiny house on wheels, which is:

- Built on a single chassis or a trailer
- Registered with Florida Department of Motor Vehicles
- Four hundred (400) square feet or less
- Has its own motive power or is mounted on or drawn by or towable by another vehicle
- Designed primarily not for use as a permanent dwelling but as temporary living quarters.



Discussion?

Outreach:

General Public

Rural Concerns Advisory Committee Meeting September 19, 2023

