



Unified Land Development Code (ULDC) Adoption Hearing

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ULDC Topics Presented for Board Action

Staff Initiated Amendment:

- Temporary Use Permits & Temporary Filming Permits
- Recreational Vehicle Definition & Certifications

Staff Initiated Amendment

Temporary Use Permits & Temporary Filming Permits



Background

January 23, 2024

- Request to advertise approved by the BoCC regarding a proposed change to improve the temporary use permit code and create a temporary filming process.
- BoCC direction to coordinate review timeframes with Fire Rescue's Special Event Permit.

April 9, 2024

Adoption Hearing for the proposed updates to the Temporary Use Permit code in Sec. 402.147 – 402.156

Review Coordination

Fire Rescue “Special Event” and ULDC “Temporary Use” Permits

Timing

- 15 day review for Special Event Level 1, 2, 3; ULDC Temporary Filming Permit (TFP).
- 30 day review for ULDC Tier A & B Temporary Use Permit (TUP) that anticipates the 15 day Special Event review within this timeline.
- 90 day review for Special Event Level 4 (2,000+ attendees) and also UF Game Days, Memorial Day, July 4th and Labor Day; ULDC TUP Tier 3 (2,000+ attendees) require BoCC approval.

Considerations

This update will:

- Provide clear exemptions for temporary uses in the unincorporated Alachua County and some County facilities.
- Establish tiers of review timeframes for applications.
- Clarify duration and number of permits allowed.
- Update application submittal requirements, standards and conditions



Exemptions

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

- County Parks and Park property.
- Alachua County Sports and Events Center or Cuscowilla Nature and Retreat Center.
- Held on Alachua County School District property.
- Permitted as part of a Planned Development, Zoning Master Plan, Special Use Permit, Special Exception or Development Plan.
- Funeral repast or similar ceremony.
- Confirmed agritourism operation with no substantial off-site impacts.



30 Day Review



Tier A

- **Market events** such as pop-up farmers markets, art fairs, and craft fairs.
- **Temporary sales and/or promotional events** 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.



Tier B

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



90 Day Review



Tier C

Requires one public hearing with the BOCC:

- Overnight camping.
- Anticipated attendance more than 2,000 people.
- Any request exceeding the duration or number of permits indicated by Table 402.150.1.

Temporary Use Duration and Max. Permits Allowed

Table 402.150.1			
<u>Duration and Maximum Number of Permits</u>			
<u>Temporary Use</u>	<u>Maximum number of days allowed per permit.</u>	<u>Maximum number of days allowed per location in a calendar year.</u>	<u>Maximum number of permits allowed per location in a calendar year</u>
<u>Tier A</u>¹	<u>3</u>	<u>18</u>	<u>6</u>
<u>Tier B</u>	<u>45</u>	<u>90</u>	<u>2</u>
<u>Tier C</u>²	<u>BoCC Public Hearing</u>	<u>BoCC Public Hearing</u>	<u>BoCC Public 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



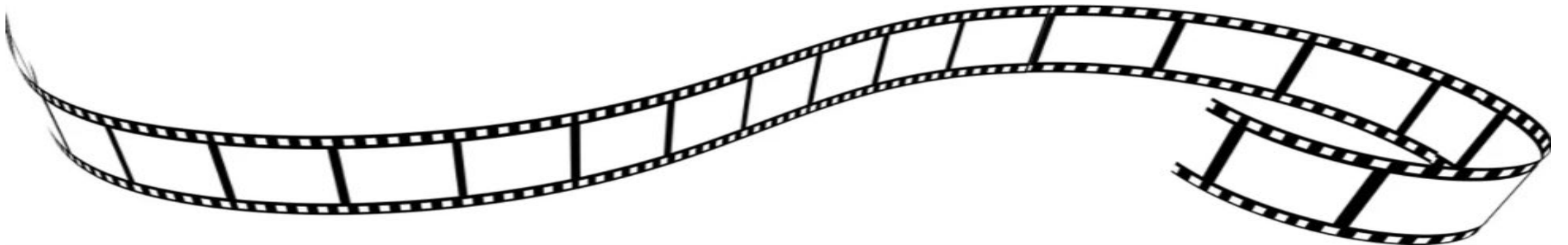
Standards & Conditions

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

Considerations

Temporary Filming Permits update will:

- Create a separate temporary filming permit process.
- Provide clear exemptions for temporary filming uses in the unincorporated Alachua County and some County facilities.
- Establish review timeframes.
- Update application submittal requirements, standards and conditions.



Exemptions

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

- Print or electronic news media when filming news events.
- Production crew/talent of fourteen people or less.
- Noncommercial personal or family use only.
- Student and faculty filming for educational purposes.
- County Parks and Park property.
- Alachua County Sports and Events Center or Cuscowilla Nature and Retreat Center.
- Confirmed agritourism operation with no substantial off-site impacts.
- Law enforcement filming part of an investigation of civil or criminal court proceedings.



15 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
- 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 - Opinion provided.



Staff Initiated Amendment

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



Background

January 23, 2024

- Request to advertise approved by the BoCC regarding a proposed change to improve the life safety standards for RV's, Tiny Houses on Wheels and other temporary living quarters used as permanent housing in certain zoning districts.
- BoCC direction to evaluate possibility of offering residents pre-engineered tie down plans.

April 9, 2024

Adoption Hearing for the proposed updates to the Household Living Sec. 404.22.5, Outdoor Storage and Display Sec. 404.82.5 and Definitions in Chapter 410.

Pre-engineered Tie-downs

Mobile home tie-down program F.S 215.559 @ Gulfcoast State College.

- <https://www.gulfcoast.edu/tiedownprogram/index.html>

Building Department recommendations.

- Utilize manufacturer tie-down & anchoring options.
- Do-it-yourself builder would be required to hire an engineer as Tiny House on Wheels will vary in size and weight.



Considerations

This update will:

- Clarify that Recreational Vehicles and Tiny House on Wheels are allowed as permanent household living quarters in certain Zoning Districts.
- Create a limited use standards in Chapter 404 Article IV Household Living.
- Add to the definition of *Vehicle* related to recreational vehicles to include motor homes, travel trailer and tiny houses on wheels.



Comparison Chart



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 use 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

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.~~

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 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:

- a. Placement. Must be placed to meet the current setbacks of the zoning classification or if within a conservation area.
- b. Potable Water. Connect to an approved potable water source.
- c. Sanitary Sewer. Connect to an approved sanitary sewer system or to an onsite sewage treatment and disposal system.
- d. Electrical. Connection to electric utility compliant with the National Electric Code (NEC).
- e. **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 as per the manufacturers' tie down standards.**
- f. Flood Protection. According to the standards found in Article VII. – Flood Hazard Areas of this ULDC.
- g. Life Safety. Install smoke alarms and carbon monoxide alarms. if used as a public lodging establishment applicable fire safety requirements of the Florida Fire Prevention Code shall be utilized.
- h. Certification. Must have a sticker or other documentation certifying that it was inspected and certified for compliance who is qualified to inspect for ANSI A-119.5 standards.
- i. Zoning compliance review is filed and accepted by the County.

Considerations

Chapter 410: ULDC Article II Defined Terms

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.

Discussion and Questions?

Outreach:

General Public

BoCC Special Housing meeting on September 19, 2023

Rural Concerns Advisory Committee meeting on October 17, 2023 – Opinion provided.



Staff Recommendation

Convene as the Land Development Regulation Commission and find the Amendments consistent with the Alachua County Comprehensive Plan.

Reconvene as the BoCC and approve the ordinance and authorize the Chair's signature.

