



# Unified Land Development Code (ULDC) Adoption Hearing

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# ULDC Topics Presented for Board Action

## **Staff Initiated Amendments:**

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

# Staff Initiated Amendment

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



# Background

## **January 23, 2024**

- Request to advertise was 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 directed staff to evaluate offering residents pre-engineered anchoring/tie-down plans.

## **April 9, 2024**

- During the discussion of proposed updates to the Recreational Vehicle Household Living Sec. 404.22.5 the BoCC decided to continue the agenda item and directed staff to make certain edits and develop a safety pamphlet for residents choosing this household living standard.

## **May 14, 2024**

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

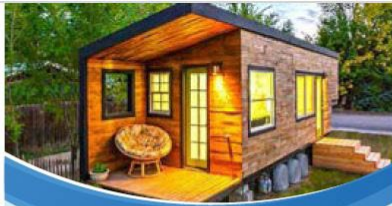
# Storm Safety Pamphlet

This tri-fold pamphlet will be acknowledged by all applicants during the review process.

It's important to stay prepared for hurricanes and other powerful storms that can pose significant risks to Recreational Vehicles (RV) or Tiny House on Wheels (THOW) users. As a full-time RV or THOW dweller in Alachua County this guide provides essential tips and guidelines to help you navigate hurricane season and other severe storms.

## REINFORCE YOUR RV or THOW

- Place the RV or THOW outside the zoning setbacks, avoid low-lying areas or near bodies of water that are prone to flooding during storms.
- Have your RV or THOW anchored securely to the ground using hurricane straps or tie-downs to prevent it from being lifted or shifted by strong winds.
- Inspect structural integrity and reinforce any existing leaks, cracks or damage that could worsen during a storm.



## STAY INFORMED

- Monitor <https://alachuacountyfla.com/> for all disaster related information in Alachua County.
- Sign up for AlertAlachua for emergency notifications and evacuation orders on your smartphone. <https://bit.ly/2W57EM>
- Text "ALACHUA" to 888-777-7666 for real-time county updates during large-scale incident emergencies.
- Monitor local forecasts regularly and consider using a portable weather radio. <https://www.weather.gov/nwr/>

## EVACUATE EARLY

- Follow evacuation orders from local authorities and move to a safe location well in advance of the storm's arrival.
- Don't wait until the last minute to evacuate if a warning is issued for your area.
- Don't hesitate to seek assistance or evacuate if weather conditions warrant it.

## AFTER THE STORM

- Stay informed about road conditions, utility outages, downed trees and other post-storm hazards and wait for local authorities to declare the area safe before returning to your RV or THOW.
  - Inspect your home for any damage and make necessary repairs as soon as it's safe to do so.
  - Follow local guidance regarding the disposal of storm debris and cleanup efforts.
- Remember, your safety should always be your top priority when living in your RV or THOW, especially during hurricanes and other powerful storms. By taking proactive measures and staying prepared, you can minimize the risks and ensure your safety.



## PLAN AHEAD

- Have a designated evacuation plan in place in case you need to leave your RV or THOW due to a hurricane or other severe weather threat. <https://bit.ly/4daXOPR>
- Communicate your evacuation plan with neighbors, friends or family members who can provide support and assistance during emergencies.
- Prepare an emergency kit with essential supplies such as non-perishable food, water, medications, flashlights, batteries, first aid supplies and important documents. <https://www.ready.gov/kit>
- Take your pets with you and ensure they have identification tags and necessary supplies for the evacuation. <https://www.ready.gov/pets>
- Keep your mobile devices charged and have backup power sources such as portable generators or solar panels.
- Secure any outdoor furniture, awnings and other loose items that could become projectiles in high winds inside your RV, THOW or in a secure storage container.
- Seal windows, doors and roof vents with appropriate weather-stripping or caulking to prevent water infiltration.
- Know how to shut off utilities. Contact your utility provider for proper shut off procedures for gas, electric and water.



For questions or more information please contact:

Emergency Management  
Alachua County Fire Rescue  
10 SE 27th Street  
Gainesville, FL 32641  
Phone: 352-264-6500  
Website: <https://bit.ly/4b84AEa>  
Email: [acem@alachuacounty.us](mailto:acem@alachuacounty.us)

Department of Growth Management  
County Annex Building  
10 SW 2nd Avenue  
Gainesville, FL 32601  
Phone: 352-374-5249  
Website: <https://bit.ly/3QirIw>  
Email: [planning@alachuacounty.us](mailto:planning@alachuacounty.us)



Recreational Vehicles  
Household Living  
Severe Storm Safety Guide



## 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

Home Type	Recreational Vehicle & Travel Trailer	PMRV (Park Model)	Tiny House on Wheels	Mobile Home	Tiny House on Foundation
<b>Construction</b>	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.
<b>Safety Standards</b>	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 <sup>rd</sup> -party agency.
<b>Inspected by</b>	3 <sup>rd</sup> -party agency or Manufacturer Certified.	3 <sup>rd</sup> -party agency or Manufacturer certified.	3 <sup>rd</sup> -party agency.	State approved 3 <sup>rd</sup> -party agency. County Building Department.	County Building Department.
<b>Typical Size</b>	Max 400 SF	Max 400 SF	Min 150 SF - Max 400 SF	Min 400 SF	Max 400 SF
<b>Occupancy Status</b>	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 RV / THOW, for living, sleeping, and housekeeping purposes, must meet the following installation and certification standards and an approved zoning compliance permit:

- a) *Placement.* Must be placed to meet the current setbacks of the zoning districts.
- b) *Potable Water.* All plumbing fixtures must be connected to an approved potable water source.
- c) *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.
- d) *Electrical.* Any connection to an electric utility must be made with equipment and wiring methods compliant with the Florida Building Code.
- e) *Tie Down/Anchoring.* Must be anchored to the ground.
- f) *Life Safety.* Smoke and carbon monoxide alarms appropriate for RV use are installed and maintained per manufacturer's recommendations. 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.
- g) *Certification.* Must have documentation of compliance with any of the following or their equivalent: ANSI 119.5, NFPA 1192, ASTM E 541, or NOAH+.

# 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 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 time-frames with Fire Rescue Special Event Permit.

## **April 9, 2024**

Adoption Hearing for the proposed updates to the Temporary Use Permit code in Sec. 402.147 – 402.156 was continued due to edits requested by the BoCC for the other batched ULDC item.

## **May 14, 2024**

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

## **This proposed Temporary Use Permit 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 + Public Hearing with BoCC

## Tier C

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



# Temporary Use Duration and Maximum Permits Allowed

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

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

## 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

## The proposed 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.

- Production crew/talent of 14 people or less.
- Noncommercial personal or family use only.
- County Parks and Park property.
- Student and faculty filming for educational purposes only.
- Print or electronic news media when filming news events.
- 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 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.

