

ELECTRIC VEHICLE CHARGING

TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 407 GENERAL DEVELOPMENT STANDARDS ARTICLE VII TRADITIONAL NEIGHBORHOOD AND TRANSIT ORIENTED DEVELOPMENTS

Sec. 407.68. Transit supportive area design standards.

~~(f) *Charging stations.* A minimum provision of one (1) Level 2 Vehicle Charging Station (240v) per every ten (10) multi-family units shall be provided in new TND and TOD development with a multi-family component.~~

TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 403 ZONING DISTRICTS ARTICLE III RESIDENTIAL ZONING DISTRICTS

Sec. 403.10. Multi-family residential requirements.

All multi-family residential development within the R-2, R-2a, and R-3 zoning districts shall meet the following requirements and the requirements of Section 403.02.5, if applicable.

- (a) Building spacing shall meet the requirements of the Florida Building Code, Table 600.
- (b) Direct access to a paved arterial or collector road shall be provided. The BOCC may approve a planned development with local street access in the medium and medium-high density land use categories provided the following requirements are met:
 - (1) The access road shall have a limited number of single-family driveways between the proposed development and the collector or arterial road. The exact number of existing single-family access points allowed shall be determined at development plan review based on the design of the roadway, traffic counts, and the size of the proposed multi-family development.
 - (2) Sidewalks shall be provided on the access road that extends from the project to the primary road network.
- (c) The access road shall meet the minimum street design specifications based on projected ADT, as outlined in Subsections 407.80(a)—(g).
- (d) A minimum of five (5) percent of the development shall be designated for developed recreational space, such as community fields, greens, plazas, squares, or outdoor sports facilities. Such recreational space shall be designed for use by residents of the development.
- (e) Bus shelters shall be provided for each multi-family development and shall be located on an adjacent street and where there are planned or existing bus routes.
- (f) A continuous pedestrian circulation system shall be provided throughout the entire development. The system shall link all units to all developed recreational space, parking, planned or existing bus facilities, and to existing public sidewalks or public right-of-way that is located adjacent to the development.
- ~~(g) A minimum provision of one (1) Level 2 Vehicle Charging Station (240v) per every ten (10) units shall be provided in new multi-family development.~~

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TITLE 40 LAND DEVELOPMENT REGULATIONS

CHAPTER 404 USE REGULATIONS

ARTICLE V HOUSEHOLD LIVING

Sec. 404.24. Accessory dwelling units.

In the A, RE, RE-1, R-1aa, R-1a, R-1b, and R-1c districts, located within the rural/agriculture, rural cluster, estate residential, low density, or medium density residential land use designations a single accessory dwelling unit is allowed as an accessory use to a principal structure, without being included in gross residential density calculations, subject to the following standards.

- (a) *Location.* An accessory dwelling unit may be attached or detached from the principal building.
- (b) *Style.* The type of dwelling unit may be any such unit allowed in the zoning district.
- (c) *Parking and access.*
 - (1) Off-street parking for the accessory dwelling, if provided, shall be located on the lot on which the principal building is located.
 - (2) An accessory dwelling unit and any off-street parking spaces shall be served by the same driveway as the principal building.
- (d) *Standards.* Each accessory dwelling unit shall comply with all standards applicable within the zoning district, including required setbacks and building height limits.
- (e) *Owner occupancy required.* Property owner residency in either the primary or accessory dwelling unit shall be a requirement for permitting of accessory dwelling units.
 - (1) *Existing residential areas.* Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot unless building permits for both units are being applied for together, in which case an affidavit must be submitted stating the property owner intends to reside on the lot.
 - (2) *New developments.* Prior to the issuance of a building permit for the construction of an accessory dwelling unit(s) in a new development, the applicant shall provide proof of deed restrictions or covenants requiring that an accessory unit may not be inhabited unless homestead status is maintained on the lot.
- (f) *Building size.* The living area of the unit shall be a maximum of fifty (50) percent of the principal residence or one thousand seven hundred (1,700) square feet, whichever is greater.
- (g) *Water and wastewater services.* Unless located in the A (agriculture) district in the rural agriculture land use designation, an accessory dwelling unit is required to connect to the central water and sewer system of the principal residence where available and shall not have separate services. Where central water and sewer service is not available, the accessory dwelling unit shall be required to connect to the septic system and well of the primary residence in accordance with all applicable requirements of the Florida Department of Health and shall meet the residential lot requirements for well and septic, outlined in Section 407.110.
- (h) *Subdivision.* An accessory unit may not be sold separately unless properly subdivided in accordance with Chapter 407, Article VIII, Subdivision Regulations.
- (i) *Minimum lot size in the rural/agriculture land use category.*
 - (1) The minimum lot size on which an accessory dwelling unit may be allowed on properties with a rural/agriculture future land use designation shall be five (5) acres, except as

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provided in Item (2) below. In no case shall a lot have less than one (1) acre of buildable area outside the limits of any regulated conservation areas.

- (2) An accessory dwelling unit may be permitted on lots as small as one (1) acre, provided the total estimated daily flow for the primary and secondary unit combined does not exceed seven hundred (700) gallons per day as determined by the Florida Department of Health.

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EXPEDITED APPROVAL OF RESIDENTIAL BUILDING PERMITS

TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 401 DEVELOPMENT REVIEW BODIES ARTICLE I GENERAL PROVISIONS

Sec. 401.17. Powers and duties.

- (a) *Review and approval.* The DRC has the authority to approve, approve with conditions, or deny the following:
- (1) Preliminary development plans under the thresholds established in Section 402.44, Thresholds for development review;
 - (2) Final development plans;
 - (3) Minor development plans;
 - (4) Minor change to an approved planned development;
 - (5) Modifications to a development plan resulting in more than one thousand five hundred (1,500) square feet of new impervious area or affecting other elements of an approved final development plan;
 - (6) Master plans for parcel disaggregation under Section 400.04(e)(2)(1);
 - (7) Master plans for planning parcels with significant plant and wildlife habitat or listed plant and animal species habitat;
 - (8) Floodplain development permits except those listed under Section 401.20(d);
 - (9) Variance to flood hazard protection standards of Chapter 406, Subsection 406.57.2;
 - (10) Waivers to the setback requirements from major road centerlines, section lines, and half section lines as identified in Section 407.03 in conjunction with an associated development plan;
 - (11) Reductions to the minimum property development standards in Table 407.78.1, Dimensional Standards for Rural/Agriculture Clustered Subdivisions, for front setback, rear setback, lot width and lot depth by no more than twenty-five (25) percent pursuant to Subsection 407.78(g)(1);
 - (12) Certificate of Level of Service Compliance (CLSC) pursuant to Chapter 407, Article XII, Concurrency Management;
 - (13) Reductions or waivers to the industrial district boundary requirement in accordance with Subsection 403.16(d);
 - (14) Reductions or increases of the preservation boundary buffer in accordance with Subsection 405.33(b)(4);
 - (15) Activities that propose significant adverse impacts to regulated natural and historic resources;
 - (16) Variances from the following requirements in any zoning district except the planned development (PD) zoning district:
 - a. The minimum yard/setback requirements, lot width or lot depth; and
 - b. The maximum height or building coverage; and
 - (17) Approval of any use that requires DRC in Chapter 404.
 - (18) Approval of the preliminary plat in accordance with Sec. 402.58
 - ~~(19)~~ Any revisions to items (1) through ~~(18)~~ above.
- (b) *Review and recommendation.* The DRC shall review and make recommendations on final plats and replats, to the BOCC.

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TITLE 40 LAND DEVELOPMENT REGULATIONS

CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS

ARTICLE XII PLATTING

Sec. 402.53. Applicability and general provisions.

- (a) *Applicability.* Platting and subdivision of land, including preliminary plats, final plats, re-plats, plat vacation, plat abandonment, plat revocation and plat modification or suspension, shall comply with the requirements of this Article; and Section 20, Chapter 85-55, Laws of Florida, regarding vacation of plats. All proposed plats shall comply with F.S. Ch. 177, and any other applicable statutes and Chapter 407; Article 8, Subdivision Regulations, regarding the platting of land. For the purposes of this Article, the term plat or platting shall include subdivision of land, re-platting of land, and vacation or abandonment of all or a portion of an approved plat.
- (b) *Consistency with Comprehensive Plan.* All proposed plats shall be consistent with the Comprehensive Plan and shall comply with all applicable standards and requirements of this ULDC.
- (c) *Consistency with development approval.*
 - (1) *Compliance with development approvals.* Plats shall comply with all development approvals, including any conditions, restrictions or other limitations included in such approval, that are granted by the BOCC, the DRC, or any other board, body, officer or County employee possessing authority to approve a development application.
 - (2) *Preliminary Plat approval required.* No development order, development permit, building permit, tree clearing permit or construction permit or other similar permit may be issued until a preliminary plat has been approved by the BOCC/DRC. ~~No building permit may be issued for any newly created lot until the plat is recorded with the Clerk of the Circuit Court of Alachua County.~~

Sec. 402.54. Application requirements.

An application for a plat approval shall be submitted in accordance with Article II, Common Development Application Elements, of this Chapter.

Sec. 402.55. Public notice requirements.

Published notice in accordance with Section 402.15 and posted notice in accordance with Section 402.16 shall be required before the public hearing on any application for plat approval.

Sec. 402.56. Platting required.

- (a) Platting is required for development of detached and attached single-family lots. Individual platted lots may not be divided further except as follows:
 - (1) Where such divisions are expressly provided for on an approved plat; or
 - (2) Upon approval of a plat vacation by the BOCC or where a re-plat is approved per Subsection (b) below for all or a portion of an existing plat and subject to approval of a new development plan and/or plat for the vacated area.
- (b) *Re-plats.* A re-plat is required for the modification or reconfiguration of previously recorded platted lots and their associated setbacks, buffers and easements, except as provided in Subsection 407.73(f)3 of this ULDC.
- (c) A re-plat is not required to combine two (2) or more platted lots under common ownership, subject to the following requirements:
 - (1) Where two (2) or more platted lots are combined, the exterior property lines shall be used in determining the setbacks.

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- (2) Any easements or buffers on the approved plat must be avoided unless a re-plat is approved.
- (3) The highest finished floor elevation of the original lots shall be maintained.

Sec. 402.57. Platting optional.

Platting is optional for new multi-family and nonresidential developments. Multi-family and nonresidential developments previously recorded as platted lots shall be required to be re-platted when such lots are reconfigured.

Sec. 402.58. Preliminary Plat review action by Development Review Committee.

Once the DRC determines a proposed preliminary plat to be complete, they shall approve, approve with changes, or deny the proposed the preliminary plat and recommend approval of the final plat to the prepare a recommendation for action by the BOCC.

Sec. 402.59. Final plat aAction by Board of County Commissioners.

The BOCC has the authority to approve, approve with changes, or deny the proposed final plat. That is consistent with the preliminary plat approved by the DRC. The BOCC shall not make substantive changes to the preliminary plat where an applicant has relied in good faith on the preliminary plat and has incurred obligations and expenses, commenced construction and is continuing in good faith with the development of the property.

Sec. 402.60. Filing of a final plat approved by the Board of County Commissioners.

- (a) Once the final plat has been approved by the BOCC the plat document must be submitted for signature, along with all necessary supporting documentation including surety for one hundred ten (110) percent of the contract amount, itemized construction contract for the paving, grading and drainage, off-site easements and rights-of-way, supporting survey documentation, E-911 addresses assigned by Alachua County Enhanced E-911 Office and a title opinion dated within thirty (30) days of the date of submittal to obtain the signature of County officials.
- (b) The developer shall file the final plat, bearing the signatures of all applicable County representatives, for recording with the Clerk of the Circuit Court of Alachua County no later than two (2) years from the date of final plat approval by the BOCC. If a plat is not recorded by the developer within the specified time frame, such plat approval shall be deemed expired and the final plat must be resubmitted for final plat approval by the BOCC. The developer shall be responsible for all recording costs.

Sec. 402.61. Expiration. Preliminary plat expiration.

Approval of a preliminary plat shall expire two years from the date of approval without further action of the DRC/BOCC unless the applicant has received a construction permit, has commenced construction and is continuing in good faith with the development. plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

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TITLE 40 LAND DEVELOPMENT REGULATIONS

CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS

ARTICLE XXX CONSTRUCTION PERMIT

Sec. 402.186. Purpose.

The purpose of this Article is to outline the requirement for and implementation of the construction permitting process for development and redevelopment in the unincorporated portion of Alachua County. The construction permit authorizes a developer or contractor to undertake construction activity on a site that has received development plan approval. The construction permit is intended to ensure coordination between the County, the developer and any contractors so that sites are constructed according to approved development plans, and that all elements of an approved plan are physically protected as well as constructed.

Sec. 402.187. Construction permit required.

The following types of development shall require the issuance of a construction permit:

- a) All development resulting from an approved development plan by the Development Review Committee, or Development Review Departments outlined in Section 401.20 unless otherwise exempted in an approved development order.
- b) Any proposed alterations of a County roadway or right-of-way.
- c) County funded infrastructure projects are exempt from this provision.

Sec. 402.188. Consistency and compliance.

All construction permits shall be consistent with and comply with the following:

- a) The Comprehensive Plan;
- b) This ULDC;
- c) Any approved development order;
- d) All other applicable federal, state and County laws, codes and requirements.

Sec. 402.189. Improvement of property prior to issuance of a construction permit.

When a construction permit is required, site work, site clearing, grading, improvement of property, or construction of any type, including any construction regulated by the Florida Building Code, shall not be commenced prior to the issuance of the construction permit.

Sec. 402.190. Process.

- a) Applications for construction permit shall be in a form established by Public Works Department. All documents shall be consistent with any approved development plan.
- b) The Public Works Department shall set a date for a preconstruction meeting for projects that contain new public infrastructure, or alter count rights-of-way, which may include the owner, contractors, design engineer and Alachua County Staff that will be inspecting the site.
- c) The construction permit shall not be issued until Staff has approved a tree barricade inspection, and other associated natural resource barriers, or erosion and sedimentation control measures included in the development plan.
- d) Clearing may only occur after the issuance of the construction permit. Limited clearing may be authorized by Staff for installation of barriers and when allowed as part of the approved development plan.
- e) Construction on the site shall occur consistent with Alachua County's Construction and Inspection Standards, and the approved development plan.
- f) A "stop work" order may be issued in writing by the Public Works Director/County Engineer, the Growth Management Director, or the Environmental Protection Director, or their designee,

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when development activity does not comply with the approved development plan and construction permit.

- g) Once all construction is complete, an inspection shall be performed by Alachua County to ensure that the site has been constructed in compliance with the approved development plan.
- h) Any deficiencies identified by Alachua County shall be remedied prior to issuance of a certificate of completion for residential subdivisions, or issuance of a certificate of occupancy for all other types of development.

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CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS

ARTICLE XXXI EXPEDITED BUILDING PERMITS

Sec. 402.191. Purpose.

The purpose of this Article is to define the requirements and process for expediting building permitting consistent with F.S. §177.073. The Article provides for the issuance of building permits for a subdivision prior to the recording of a final plat with the Clerk of the Court.

Sec. 402.192. Applicability.

The provisions of this section are applicable to any subdivisions that have not received final development plan approval prior to the effective date of this section.

Sec 402.193. Notification Required.

An applicant choosing to take advantage of this allowance to receive a building permit prior to the recording of a final plat with the Clerk of the Court shall provide notice to the Building Division not later than 30 days prior to the submittal of a building permit. Failure to provide the required notice will result in a delay in the acceptance of building permits. The following items shall be included with the notification.

- (a) The letter of intent with a listing of lot numbers for which permits will be requested prior to the recording of the final plat;
- (b) The anticipated date of submittal of the building permits;
- (c) Whether any building permit will use a master building permit on file with the County;
- (d) Documentation of a performance bond in the amount of 130% of the required improvements necessary to complete the infrastructure necessary to support the development;
- (e) Documentation that the preliminary plat has been provided to any relevant utility provider;
- (f) Acknowledgement that no temporary or final Certificate of Occupancy will be issued for the permits, nor any of the lots sold, until the final plat is recorded with the Clerk of the Court;
- (g) A hold harmless agreement in a format provided by the County;
- (h) The required fee for processing the requests;

Sec. 402.194. Additional Building Permit Requirements.

A building permit submitted pursuant to this Article may, at the sole discretion of the building official, be reviewed by a third-party who has been retained by the County for this purpose. No building permit submitted pursuant to this section will be issued prior to the issuance of a Construction Permit consistent with Article XXX of this Chapter.

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TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 410 DEFINITIONS ARTICLE III DEFINED TERMS

Preliminary plat: A map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed in compliance with the requirements of all applicable sections of F.S. §177.073 and any local ordinances.

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TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS ARTICLE XXXI LIVE LOCAL IMPLEMENTATION

Sec. 402.191. Purpose.

The purpose of this Article is to provide clarity about the implementation of certain multi-family and mixed-use developments identified in F.S. §125.01055 in the unincorporated Alachua County. The requirements and process included here have been found by the County to be necessary for proper evaluation and approval of such developments.

Sec 402.192. Applicability.

This Article applies to certain affordable multifamily or mixed-use residential developments located within AP, BP, BR, BR-1, BH, BA, BA-1, BW, MB, ML, MS, MP, RP zoning districts and within the Eastside Activity Center Overlay District and planned developments with allowed mixed-use. For the purposes of this Article, the term 'affordable multifamily or mixed-use development' means a project that, for a period of at least 30 years, has at least 40 percent of its rental units affordable as defined in F.S. §420.0004, and for mixed-use development at least 65 percent of the total square footage is used for residential purposes.

Sec. 402.193. Exceptions for Live Local Act Developments.

As provided in F.S. §125.01055, the following may apply to any permit issued pursuant to this Article. All other multi-family residential requirements of this ULDC shall remain in effect.

- (a) Density will not exceed 24 dwelling units per acre.
- (b) No maximum floor area ratio shall be applicable.
- (c) Developments will have a maximum height of 65 feet.
- (d) A 20% density bonus may be used if one-third of the required 40% of its rental units are dedicated to being affordable at or below 80% Area Medium Income for a period of at least 30 years. This density bonus is not applicable in ML, MS, MP or in mixed-use developments.

Sec. 402.194. Development Plan Approval Required.

An applicant choosing to use the provisions of this Article must submit a development plan for review by the County. The application must include all applicable items in Sec. 402.05, 402.06 and 402.07.

- (a) Any application pursuant to this Article that meets applicable development standards in Chapter 403, 405, 406, 407 for multi-family residential development for R-2, R-2a or R-3, as determined by the density proposed by the development application shall be approved administratively by the Growth Management Department as outlined in Chapter 401 Article VI.
- (b) Any application pursuant to this Article that does not meet applicable development standards, as outlined in (a), above, may use other applicable review processes in the ULDC, that may require approval by the BOCC or by the DRC.

Sec. 402.195. Process.

- (a) Applications for a Live Local Act Development shall be in a form established by the County.
- (b) Fee for review shall be established in the Alachua County Fee Schedule.
- (c) After submittal, the application shall be reviewed for consistency with F.S §125.01055, as well as all other applicable requirements of this ULDC.
- (d) Should any deficiencies be noted in the submitted plans, the County must provide the applicant with a report detailing those deficiencies that must be corrected prior to the issuance of a development order.

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- (e) Once the development plan has been determined to be consistent with the land development regulations staff will approve the development plan.
- (f) Prior to issuance of a Construction Permit, all applicants for a Live Local Act Development must sign and record a Land Use Restriction Agreement (LURA), in a form established by the County for compliance monitoring and penalties, that is irrevocable for a period of 30 years from development approval.

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TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 401 DEVELOPMENT REVIEW BODIES ARTICLE VI DEVELOPMENT REVIEW DEPARTMENTS

Sec. 401.20. Development review departments powers and duties.

The Department of Growth Management, the Environmental Protection Department and the Department of Public Works shall exercise the powers and duties listed below:

- (a) *Review and report.* County staff shall review and prepare reports and recommendations to the following decision making bodies based on the review and recommendations of the Growth Management Department, the Environmental Protection Department, the Department of Public Works, as well as input from other departments and agencies:
 - (1) *DRC* — Regarding the following development applications:
 - a. Any application listed in Subsection 401.17(a);
 - b. Plats, including final plats, plat vacations, and re-plats.
 - (2) *BOCC (and Planning Commission where applicable)* — Applications as listed in Section 401.02.
- (b) *Decisions of the Growth Management Department.* The Director of the Growth Management Department, in conjunction with any of the other appropriate development review departments, shall coordinate the review and make a decision to approve, approve with conditions or deny any of the following applications:
 - (1) Interpretation of this ULDC;
 - (2) Vested rights certification;
 - (3) Interpretation of district boundaries, where there is any dispute as to the location of the boundary of a zoning district in relation to particular property;
 - (4) Building permit;
 - (5) Building permits for docks of six hundred (600) square feet or under meeting the standards in Chapter 404, Section 404.108;
 - (6) Certificate of occupancy;
 - (7) Home-based businesses;
 - (8) Family homestead exceptions and transfers;
 - (9) Temporary uses that do not involve overnight camping or any event with an anticipated attendance of less than 2,000 people;
 - (10) Sign permit;
 - (11) Temporary placement permit;
 - (12) Tree removal permit;
 - (13) Certain personal wireless service facilities meeting the administrative development approval criteria in Article XII of Chapter 404 of this ULDC;
 - (14) Administrative development plan review of any modifications to an existing developed site resulting in an addition of less than one thousand five hundred (1,500) square feet of impervious area provided this provision may only be used once per site and the proposed expansion does not create off-site impacts;
 - (15) Administrative development plan review of applications utilizing ARTICLE XXXI. LIVE LOCAL ACT IMPLEMENTATION Sec. 402.194a.

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- (165) Change of use to a permitted or limited use, except where DRC approval is required in Chapter 404;
- (176) Waivers to the setback requirements from major road centerlines, section lines, and half section lines in Section 407.03 for structures on existing legal lots of record; and
- (187) Tier I tower replacements meeting the standards of Subsection 404.54(a)5.
- (c) *Decisions of the Environmental Protection Department.* The Director of the Environmental Protection Department, in conjunction with any of the other appropriate development review departments, shall coordinate the review and make a decision to approve, approve with conditions or deny any of the following applications:
- (1) Minimal impact activities in and adjacent to conservation or preservation areas;
 - (2) Minimal impact activities in and adjacent to regulated natural and historic resources;
 - (3) Removal of indigenous vegetation in special area studies;
 - (4) Hazardous facilities;
 - (5) Well registration and well abandonment;
 - (6) Murphree Wellfield hazardous waste licenses; and
 - (7) Dewatering activities discharging to wetlands, conservation or preservation areas;
 - (8) Preservation buffer reductions per Subsection 405.33(b)(4)c.
- (d) *Decisions of the Department of Public Works.* The Director of the Public Works Department, in conjunction with any of the other appropriate development review departments, shall coordinate the review and make a decision to approve, approve with conditions or deny any of the following:
- (1) Floodplain development permit for single-family residence or mobile or manufactured home on a legal lot of record;
 - (2) Floodplain development permit for boat docks six hundred (600) square feet or under meeting the standards of Chapter 404, Section 404.108;
 - (3) Minor modifications to stormwater management facilities and right-of-way infrastructure associated with development previously approved by the DRC;
 - (4) As an exemption to the requirements found in Chapter 404, Article 24 Mining, Excavation and Filling Operations, and for the purposes of creating an Agricultural type pond, excavation of more than two hundred (200) cubic yards of material that do not impact regulated resource areas or involve areas within the limits of the flood hazard area;
 - (5) Right-of-way use and utility permit for allowable uses of public rights-of-way;
 - (6) Driveway permits;
 - (7) Construction permits;
 - (8) Temporary construction stockpiles and temporary construction storage, leasing and sales offices that are not shown on an approved development plan;
 - (9) Dewatering activities with proposed offsite discharge; and
 - (10) Exceptions from the public road frontage requirement in Subsection 407.73(f)1 for the first split of a parent parcel or a family homestead exception where the private road meets minimum width, stabilization and maintenance requirements for the purpose of providing emergency service delivery, and the applicant provides proof of access to a County maintained public road.

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ARTICLE IV NOTICE OF HEARINGS

Sec. 402.12. Types of public notice.

Forms of notice required for various public hearings may include mailed notice, published notice provided via a newspaper of general circulation, and posted notice by signs located on the subject property. Neighborhood workshops, in accordance with the procedures of Article V, Neighborhood Workshops, of this Chapter, provide additional notice to the public regarding certain types of development applications. The public notice requirements for development applications are indicated in Table 402.12.1.

Table 402.12.1 Required Public Notice for Development Applications				
Proposal	Types of Public Notice			
	Mailed	Published	Posted	Neighborhood Workshop
Comprehensive Plan Amendment, text		X		
Comprehensive Plan Amendment, map	X	X	X	X
ULDC Text Amendment		X		
Rezoning, or Rezoning to Planned Development, Special Exception, Special Use Permit (including Major Amendments)	X	X	X	X
Minor Amendment to Planned Development, Special Exception or Special Use Permit	X	X	X	
Development Plan, heard by DRC		X	X	
Preliminary Development Plan, Exceeding thresholds	X	X	X	X
Plat or Replat		X		
Variance		X	X	
Scenic Road Variance	X	X	X	
Activity Center Master Plan	X	X	X	X
Neighborhood Workshop	X	X		
Preliminary CLSC		X	X	
Final Redevelopment Plan		X	X	
Subdivisions with no more than 9 lots in the rural agricultural area with a proposed unpaved access way or driveway longer than 1,000 feet.		X	X	
Live Local Act Implementation Applications	<u>X</u>		<u>X</u>	<u>X</u>

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TITLE 40 LAND DEVELOPMENT REGULATIONS

CHAPTER 404 USE REGULATIONS

ARTICLE II USE TABLE

ARTICLE II. USE TABLE		P = Permitted Use by Right L = Limited Use SE = Special Exception SU = Special Use Permit											A = Accessory Use Blank Cell = Prohibited Uses NA = Not Applicable											
Zoning District	A	A-RB	C-1	RE RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM	RM-1	RP	HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML	MS MP	MB	TOD TND	STANDARDS	
LAND USE CATEGORY																								
RESIDENTIAL USES																								
HOUSEHOLD LIVING																								
Single-family detached dwelling	P	A	P	P	P	P	P	P			P										A	P		
Single-family attached dwelling					P	P	P	P			P											P		
Manufactured home	L	A					L		L														Section 404.21	
Mobile home	L						L		L														Section 404.22	
Manufactured or mobile home park									L														Section 404.23	
Accessory living unit	A			A	A	A	A																Section 404.24	
Security quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	Section 404.25

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CHAPTER 404 USE REGULATIONS
ARTICLE II USE TABLE

ARTICLE II. USE TABLE		P = Permitted Use by Right L = Limited Use SE = Special Exception SU = Special Use Permit											A = Accessory Use Blank Cell = Prohibited Uses NA = Not Applicable										
Zoning District	A	A-RB	C-1	RE RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM RM-1	RP	HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML	MS MP	MB	TOD TND	STANDARDS	
LAND USE CATEGORY																							
Model home	A			A	A	A	A	A														A	Section 404.26
Multiple-family dwelling								P		P					L							P	Section 404.20.5
Live Local Act Implementation: Multiple-family dwelling and Mixed-Use										L		L	L	L	L	L	L	L	L	L	L	L	Section 402.191
Residential over commercial										P	P	P	P	P								P	

RURAL COMMERCIAL-AGRICULTURE USES

TITLE 40 LAND DEVELOPMENT REGULATIONS CHAPTER 405 SPECIAL DISTRICTS AND ACTIVITY CENTERS ARTICLE XII RURAL COMMERCIAL-AGRICULTURE

Sec. 405.47. Applicability.

Rural Commercial-Agriculture includes those parcels designated within the Comprehensive Plan Future Land Use Map as Rural Commercial-Agriculture, outside of the rural clusters. All new development and redevelopment within these areas is subject to this Article. The standards of this Article are supplemental and additional to all other applicable standards of the ULDC.

Sec. 405.48. Purpose.

This Article implements Policy 3.11.1 of the Future Land Use Element of the Comprehensive Plan. The intent of this Article is to ensure compatibility between residential and commercial uses in rural areas outside of Rural Clusters with less intensive uses, ~~and surrounding communities~~.

Sec. 405.49. Access.

Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements. Provision shall be made for cross access between other adjacent non-residential zoning and/or uses.

Sec. 405.50. Uses.

Uses ~~allowed~~ permitted within the Rural Commercial-Agriculture land use designation shall be ~~consistent with Subsection 404.72(a) except that no drive-through restaurants are allowed~~ limited to single family residential development. Uses allowed by special exception shall be limited to local grocery stores consistent with Policy 3.11.1(c) of the Future Land Use Element, small markets and produce stands, rural medical and veterinary clinics, farm machinery and lawn and garden equipment repair and sales, farmer's markets, mobile farmers markets, agricultural products distribution and agricultural services as defined in the Alachua County Unified Land Development Code (ULDC) to serve the rural area.

Sec. 405.51. Design.

- (a) ~~Each parcel in existence as of July 14, 2020~~ New non-residential development shall be limited to ten thousand (10,000) three thousand (3,000) square feet of gross leasable area unless otherwise approved by a special exception. Parcel splits shall not have the effect of authorizing any additional square footage without meeting the requirement of the special exception.
- (b) All new non-residential structures shall demonstrate architectural design with a focus on local historic vernacular architectural features. These features shall include the following on all facades facing public rights-of-way or entrances:
 - (1) If a pitched roof is employed, a minimum 4/12 pitch with standing seam metal or shingled finishes is required. A metal panel five-seam or metal shake roof is acceptable as are a five-tab 25-year dimensional shingle roof or manufactured equivalent of a wood shake roof. Three-tab shingles or barrel-vaulted tiles shall not be permitted. Low sloped or flat roof systems are permissible when screened by a parapet wall meeting the design requirements.
 - (2) Articulated porches at primary entrances using columns or other visible means of support. The front porch must be greater than fifty (50) percent of the length of front facade and must be a minimum sixty (60) inches in depth. Porch railings, posts and columns shall have the appearance of light wood frame construction.
 - (3) The following wall finishes shall be permitted: manufactured brick or materials that have the appearance of brick, horizontally struck stucco, exterior insulated finish system ~~stucco~~ (EIFS) panels, painted board and batten, wood or vinyl lap siding, or stained hardwood panels. Split face concrete

RURAL COMMERCIAL-AGRICULTURE USES

- block shall be permitted as an accent material only. Smooth-face concrete block or metal panel finishes shall not be allowed. The use of metallic, black or fluorescent colors for facades shall be prohibited.
- (4) There shall be a minimum of fifty (50) percent glazing between three (3) feet and eight (8) feet above finished grade on all facades viewed from a public right-of-way. Glazing shall consist of divided light windows with a minimum twenty-five (25) percent transparency.
 - (5) There shall not exist any singular facade that has greater than fifty (50) linear feet of run without a minimum 16-inch break, by using a directional or material change.
 - (6) Trim colors shall be white or light colors contrasting with the main wall color. (Trim shall be considered railings, columns, door and window surrounds, soffits, shutters, gutters and downspouts, and other decorative elements.) Trim finishes shall be of a contrasting lighter color than that of the primary building color with the exception of white as a primary building color.
- (c) All signage shall be of similar materials and colors as the primary building and be consistent with the standards in Section 407.34 for signs in the agriculture (A) district. Signs shall not be internally illuminated but may be separately illuminated by external, direct, white light, which shall not flash or move, and which shall not result in glare at the nearest property line.
 - (d) The applicant shall submit a copy of all building elevations as part of the development plan review submittal package. Elevations shall illustrate how the requirements of this Section are being met including glazing calculations, wall and roof finishes; roof pitches, color selections and dimensional requirements. The submittal of renderings is not required but encouraged to aid in review for consistency with the requirements of this Section.

Sec. 405.52. Parking.

Parking shall be consistent with Chapter 407, Article 2. For retail sales and service parking shall be limited to ~~four~~ five (5) vehicular spaces per one thousand (1,000) square feet.