

**ALACHUA COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

**ORDINANCE 2024-**

(Unified Land Development Code Amendment)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES, TITLE 40, RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; INCLUDING AMENDMENTS RELATED TO CHAPTER 401 DEVELOPMENT REVIEW BODIES; CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS; CHAPTER 403 ZONING DISTRICTS; CHAPTER 404 USE REGULATIONS; CHAPTER 405 SPECIAL DISTRICTS AND ACTIVITY CENTERS; CHAPTER 407 GENERAL DEVELOPMENT STANDARDS AND, CHAPTER 410 DEFINITIONS; PROVIDING FOR MODIFICATIONS; A REPEALING CLAUSE; SEVERABILITY; INCLUSION IN THE CODE AND CORRECTION OF SCRIVENER'S ERRORS; LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida, is authorized, empowered, and directed to adopt land development regulations to implement the Comprehensive Plan and to guide and regulate the growth and development of the County in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its 2019-2040 Comprehensive Plan, which became effective on December 13, 2019; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its Unified Land Development Code, which became effective on January 30, 2006; and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make amendments to the Alachua County Code of Ordinances Part III, Unified Land Development Code, relating to development of land in Alachua County; and

WHEREAS, the Board of County Commissioners, acting as the Land Development Regulation Commission, has determined that the land development regulations that are the subject of this ordinance are consistent with the Alachua County Comprehensive Plan; and,

WHEREAS, a duly noticed public hearing was conducted on such proposed amendment on August 13, 2024 and September 10, 2024 by the Board of County Commissioners, with one hearing being held after 11:30 a.m. and the other hearing being held after 5:00 p.m. and,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Section 1. Legislative Findings of Fact. The Board of County Commissioners of Alachua County, Florida, finds and declares that all the statements set forth in the preamble of this ordinance are true and correct.

Section 2. Unified Land Development Code. The Unified Land Development Code of the Alachua County Code of Ordinances Part III is hereby amended as shown in Exhibit A and attached hereto.

Section 3. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Section 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Inclusion in the Code, Scrivener's Error. It is the intention of the Board of

County Commissioners of Alachua County, Florida, and it is hereby provided that, at such time as the Development Regulations of Alachua County are codified, the provisions of this ordinance shall become and be made part of the Unified Land Development Code of Alachua County, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate designation. The correction of typographical errors that do not affect the intent of the ordinance may be authorized by the County Manager or designee, without public hearing, by filing a corrected or re-codified copy of the same with the Clerk of the Circuit Court.

Section 6. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 7. Severability. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 8. Effective Date. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners, and shall take effect upon filing with the Department of State.

DULY ADOPTED in regular session, this 10th day of SEPTEMBER, A.D., 2024.

BOARD OF COUNTY COMMISSIONERS OF  
ALACHUA COUNTY, FLORIDA

By: \_\_\_\_\_

Mary Alford, Chair

ATTEST:

\_\_\_\_\_

J.K. "Jess" Irby, Esq. Clerk

APPROVED AS TO FORM

\_\_\_\_\_

(SEAL)

Alachua County Attorney

DEPARTMENT APPROVAL

AS TO CORRECTNESS

\_\_\_\_\_

Department of Growth Management

Authorized Designee

**EXHIBIT A**  
**Unified Land Development Code Revision Language**  
CODE: Words ~~stricken~~ are deletions; words underlined are additions

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**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 development applications, including any application revisions, and other proposed actions listed below 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) ~~Any revisions to items (1) through (17) above.~~ Approval of the preliminary plat in accordance with Sec. 402.58
- (b) *Review and recommendation.* The DRC shall review and make recommendations on final plats and replats, to the BOCC.

**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 XXXII. LIVE LOCAL ACT IMPLEMENTATION Sec. 402.195.
  - (16) Change of use to a permitted or limited use, except where DRC approval is required in Chapter 404;
  - (17) 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
  - (18) Tier I tower replacements meeting the standards of Subsection 404.54(a)5.

**CHAPTER 402. DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS**  
**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.

<b>Table 402.12.1</b>				
<b>Required Public Notice for Development Applications</b>				
<b>Proposal</b>	<b>Types of Public Notice</b>			
	<b>Mailed</b>	<b>Published</b>	<b>Posted</b>	<b>Neighborhood Workshop</b>
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	
<u>Live Local Act Implementation Applications with 24 or fewer units</u>			<u>X</u>	
<u>Live Local Act Implementation Applications exceeding 24 units</u>	<u>X</u>		<u>X</u>	<u>X</u>

## 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.
  - (3) *Final Plat approval required.* No Certificate of Occupancy may be issued for any structure in a development where a Preliminary Plat has been approved until a Final Plat is approved by the Board of County Commissioners and it is recorded in the Public Records of Alachua County.

### **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, including revisions and recommend approval of the final plat to the ~~prepare a recommendation for action by the BOCC.~~

### **Sec. 402.59. Final plat a Action 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 DRCBOCC 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.~~

**ARTICLE XXX CONSTRUCTION PERMIT**

**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.

**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 residential 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 residential 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 name of the plat, application number under which it was approved, and listing of lot numbers for the building permits that 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 required to support the development;
- (e) Documentation that the preliminary plat has been provided to any relevant utility providers;
- (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 permits requested;

**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.

## ARTICLE XXXII LIVE LOCAL ACT IMPLEMENTATION

### **Sec. 402.195. 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 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 402.196. 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 units available for rental and 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. 402.197. Standards Specific to 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.

### **Sec. 402.198. Live Local Act Development Bonuses.**

Developments subject to this Chapter may develop at up to 48 dwelling units per acre subject to the following:

- (a) They are located within an Activity Center but not in an industrial zoning district; and
- (b) at least 40% of the number of units up to 24 dwelling units per acre are maintained as affordable and for rent at or below 120% of the area median income for a period not less than 30 years; and
- (c) at least 30% of the number of units exceeding 24 dwelling units per acre are maintained as affordable at or below 80% of the area median income for a period not less than 30 years;

### **Sec. 402.199. 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 made 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, in conjunction with other reviewing agencies, 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.
- (c) Notwithstanding the above process provisions, nothing shall require Alachua County to approve an application pursuant to this Article that is found to be inconsistent with the County's Comprehensive Plan or ULDC.

### **Sec. 402.200. 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.
- (e) Once the development plan has been determined to be consistent with the land development regulations staff will approve the development plan, or, in the case of a development plan that cannot be approved administratively, will schedule the application for a hearing with the appropriate reviewing body.
- (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.

## **CHAPTER 403. ZONING DISTRICTS**

### **ARTICLE III RESIDENTIAL ZONING DISTRICTS**

#### **Sec. 403.10. Multi-family residential requirements.**

- ~~(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.~~

**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	LAND USE CATEGORY												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	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
<b>RESIDENTIAL USES</b>																																						
<b>HOUSEHOLD LIVING</b>																																						
Single-family detached dwelling		P	A	P	P	P	P	P				P													A	P												
Single-family attached dwelling							P					P									P						P											
Manufactured home		L	A									L																Section 404.21										
Mobile home		L										L																Section 404.22										
Manufactured or mobile home park													L															Section 404.23										
Accessory living unit		A			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	A	A	A	A	A	A	Section 404.25										

Zoning District		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						
		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	Section 404.20.5	
Affordable Multiple-family dwelling and Mixed-Use																							L	Article XXXII	
Residential over commercial																							P		

## 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.

## 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 or uses permitted in the Florida Right to Farm Act, F.S. 823.14. 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, sales and service of farm equipment and supplies, farmer's 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 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 (4)~~ five (5) vehicular spaces per one thousand (1,000) square feet.

**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.~~

**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.