

Sec. 404.19. Farmworker housing.

Farmworker housing may be allowed through special exception in all zoning districts except the C-1, conservation district, as an accessory use to an agricultural activity for workers employed on a full-time basis, and subject to the following standards.

(a) *Types of farmworker housing.* Farmworker housing may be provided in the form of ~~permanent~~ dwelling units. These dwelling units may be in the form of site-built homes, or manufactured homes, or mobile homes.

(b) *Maximum density.*

(1) *Permanent dwellings.* Permanent farmworker housing shall comply with the density requirements of the zoning district in which the units are located.

(2) *Manufactured or mobile homes.* Dwelling units capable of being moved, including manufactured or modular housing, may exceed the density requirement of the zoning district provided that the following requirements are met.

a. Movable farmworker housing shall be accessory to the operation of an ~~intensive~~ agricultural activity.

b. The applicant shall submit the following materials:

1. Evidence of a current agricultural ad valorem tax exemption issued by the Alachua County Tax Collector;

2. An affidavit, signed by the owner or operator of the agricultural activity stating the farmworker housing shall only be used by fulltime employees of that activity; and

3. A housing removal agreement with a requirement that all housing units shall be removed within ninety (90) days after the agricultural activity has ceased.

(c) *Dwelling Unit Standards.* All dwelling units used for farmworker housing shall meet the following standards.

(1) Each dwelling unit shall have a minimum of one (1) and maximum of five (5) bedrooms.

(2) Each bedroom shall provide a minimum of 100 sq. ft. per resident.

(3) Each bedroom shall have a maximum of 2 residents per bedroom.

(4) Each dwelling unit shall house a maximum of 10 residents.

(5) Each dwelling unit shall have an operational air conditioning system.

(6) Each dwelling unit shall have a minimum of 1 bathroom per 2 bedrooms.

(d) *Additional Standards.* All farmworker housing shall meet the following standards:

(1) Onsite laundry facilities shall be provided.

(2) Residents shall have the right to outside visitation.

(3) All facilities related to farmworker housing shall be located at least 100 feet from where agricultural chemicals are stored or applied.

(e) Access for Inspection. The site shall be accessible by the County at reasonable hours to allow for inspection of the farmworker housing.

(f) Review. Farmworker housing shall require development plan approval in accordance with Chapter 402, Article X, Development Plan Review.

(g) The conditions of the special exception shall include, at a minimum, provisions for access, parking, tree canopy, stormwater management, open space and landscaping standards.

The following definitions would also be amended:

Dwelling unit: A single unit providing complete independent living facilities for one (1) family a single housekeeping unit as defined herein, including permanent provisions for living, sleeping, eating, cooking and sanitation.

"Single housekeeping unit" would now be defined in ULDC:

Single Housekeeping Unit: An interactive group of persons jointly residing in a single dwelling unit exercising joint responsibility for and use of the dwelling's common areas, jointly sharing household expenses, jointly sharing household activities and responsibilities such as meals, chores, and household maintenance.