



Unified Land Development Code

Request to Advertise

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Unified Land Development Code

Staff-Initiated Topics:

- Access to Paved or Unpaved Public Roadways
- Setbacks
 - Allow Carports
 - Setback Affidavit Process
 - Definitions
- Survey Monuments
- Parking Minimums

Access to Paved or Unpaved Public Roadways

Staff propose that the Family Homestead Subdivisions and Rural Ag Subdivisions with less than 9 lots allow access to either paved or unpaved public roads if the applicant can meet all the other requirements of the ULDC.



Considerations

Paved or Unpaved Public Road Access

407.75 Family Homestead Subdivision.

...Such subdivisions may be located on a paved or an unpaved road in the rural/agriculture area upon the following conditions:

(c) A private easement road internal to the subdivision may be utilized ~~where such internal subdivision road provides a direct connection to a public road~~ with sufficient right-of-way to meet County standards and subject to the following:

407.76 Subdivisions with no more than nine lots in the agricultural area.

(d) Two direct access connections to public roadways, including internal roads and individual or shared driveways, in accordance with Subsection (c) may be allowed subject to the standards of Article XIII of this Chapter and ~~individual or shared driveways that provide direct access from any lots to a public roadway may be allowed subject to the following:~~

Considerations

Fire Rescue: Horizontal Clearance

407.75 Family Homestead Subdivisions

(c)(2) b. Minimum ~~20-18~~-foot horizontal and 14-foot vertical clearance. The DRC may reduce the horizontal clearance to 16 feet where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics.

407.141 Minimum design and construction standards for streets and drainage systems.

(7) ~~For p~~Private internal easement roads, either paved or unpaved, in rural residential subdivisions with no more than nine (9) lots, ~~the road~~ shall have a traveled width of eighteen (18) a minimum LBR of thirty-five (35), two-foot stabilized shoulders and a minimum depth of six (6) inches for the stabilized area. The internal road must have a minimum 20-foot horizontal and 14-foot vertical clearance. The DRC may reduce the horizontal clearance to 16 feet where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics. Private internal roads shall be in an easement or common area not less than forty (40) feet in width. Drainage for private internal roads shall be designed to meet the requirements of this ULDC.

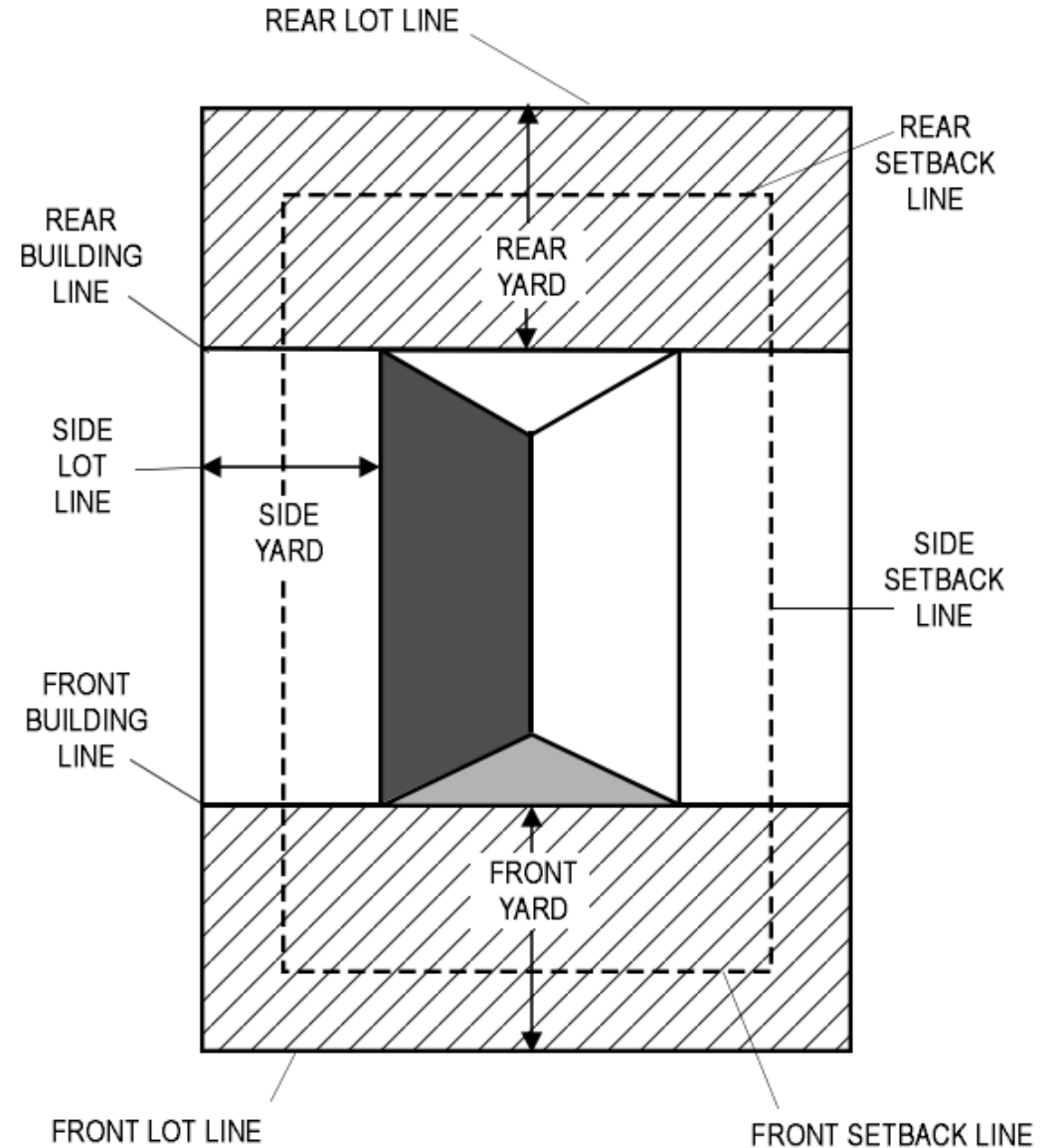
Setbacks

Topics:

Allow Carports

Setback Affidavit Process

Definitions



Carports

Residents have inquired about permitting of a carport on an existing driveway, but Sec. 407.02 prohibits placement of accessory building in the front yard.

Staff propose allowing carports, with limited standards, in front yards.



Considerations

Sec. 407.02. - Permitted building area.

- (a) The principal building or buildings on any lot or parcel of land shall be erected within the area bounded by the ~~building lines established by setback or yard requirements~~. Accessory ~~structures~~ buildings may be erected within ~~any building line established for the principal building or rear yards as otherwise provided in this ULDC~~ the buildable area as established by the Zoning District. Accessory ~~buildings~~ structures may not be erected within front yards, ~~except within the agriculture zoning district on properties that are not part of a platted subdivision~~ on parcels less than one acre except as provided in subsection (b) of this section. On parcels one acre or greater accessory structures may be erected in front yards but must be at least 25 feet from the front property line and except as provided in subsection (b) of this section.
- (b) Carports that are open on two or more sides are permitted on any residential lot freestanding or attached to the principal building and subject to the following standards:
- (1) Must be constructed within the buildable areas per the zoning district and not encroaching in any required buffer, easement, sidewalk, or right-of-way of any public road.
 - (2) Not exceed 400 square feet.
 - (3) Installed on a concrete or asphalt surface.
 - (4) Wall height not higher than the first story of the principal building.
- (c) Accessory structures placed on lots in a previously approved platted subdivision where accessory setbacks were not provided may meet the least restrictive standard of either the platted setback or the accessory setback of the zoning district.

Setback Affidavit Process

Residents have made inquiries to address the lengthy process associated with replating in circumstances that correct existing encroachments or for a new structure, that based upon current zoning setbacks, would be allowed.

Staff is proposing an administrative process to streamline and reduce time and costs to the landowner.



Considerations

New Section

402.56.5 Changes to the setbacks of platted lots.

The owner of a lot in an existing platted subdivision may amend the setback shown on the original plat to the zoning district setbacks in Chapter 403 **through an administrative process** permitted by Sec.401.20 of this ULDC subject to the following:

- (a) The **amended setback shall not be less than the zoning setback standards** outlined in Chapter 403, unless a variance is approved by the DRC as provided in Chapter 402, Article 26.
- (b) The change shall **not affect existing natural resources** setbacks.
- (c) **Any easements or buffers** on the original plat **must be avoided** unless a re-plat is approved by the BoCC.
- (d) The change shall be documented by the **recording the affidavit, signed and stamped by the department, in the Office of the Clerk of the Court** in such a manner that it appears in the chain of title of the affected parcel of land. The affidavit shall be in a form established by the department.
- (e) The affidavit is **required to be recorded with the Clerk of the Court within one year of approval** or prior to the permitting any new structures to be effective. Recording of an affidavit without prior approval from the department will not be recognized as the legal setback for the lot.

Definitions

Carport: An accessory structure, freestanding or attached, open on two or more sides, enclosed by walls, consisting of a roof, supporting members such as columns or beams and designed for the storage of vehicles owned and used by the occupants of the principal building.

Garage: A detached residential accessory structure or a portion of the principal building used as a work or hobby space, for recreation or leisure activities, or for the storage of ~~motor~~ vehicles and personal property belonging to the occupants of the principal building. ~~A carport shall be considered as a private garage.~~

Setback: The required minimum distance between the lot line and the exterior vertical wall of a building or structure. ~~Unless otherwise provided for within the ULDC, setbacks shall be measured from the property line to the exterior vertical wall of a building or structure as opposed to the foundation.~~

Yard, front: The yard extending across the full width of the lot, extending from the front lot line to the front building line ~~as established by the zoning district designation.~~

Yard, rear: The yard extending across the full width of the lot, extending between the rear lot line and the rear building line ~~as established by the zoning district designation.~~

Yard, side: The yard extending between a side lot line and the side building line ~~as established by the zoning district designation.~~

Survey Monument

Alachua County Surveyor request to codify the timing of setting monuments.



Considerations

Sec. 407.85 Monuments.

Any subdivision boundary that is within a one-half-mile radius of any horizontal geodetic control monument established by the Alachua County Control Densification Survey, National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment, shall conform to the following requirements:

(h) Monuments at lot corners that do not require a Permanent Reference Monuments (PRM) or Permanent Control Point (PCP) must be set prior to approval of the Final Plat.

Parking

Simplify Chapter 407 Article II Parking Loading and Stacking

- Removing Minimum and Maximum
- Reduce Redundancy
- Reflect Florida Statute

Considerations

Sec. 407.13. Applicability.

Every use of a building or land hereafter established shall provide ~~the minimum~~ parking and loading spaces as required by this Article in addition to the Florida Accessibility Code and the Fair Housing Act. ~~Changes in use, changes in intensity of use, and building expansions shall comply with all applicable requirements.~~ Re-striping or re-paving of ~~such~~ spaces shall comply with Florida Accessibility Code and The Fair Housing Act. ~~Except as noted, the requirements of this Article are minimums. Where nonconforming on-site parking has been found to be inadequate by causing a recurring hazard or nuisance off-site, the owner shall be responsible for increasing the number of parking spaces or decreasing the need for parking spaces by limiting the amount, kind, or intensity of use.~~

Considerations

Use	Required Number of Spaces
Nursing home	1 per 2 beds
Community residential homes	1 per 3 persons of licensed capacity, plus one per employee
Place of assembly/Civic organizations	1 per 5 seats of maximum seating capacity in the principal area of assembly
Place of worship	1 per 5 seats of maximum seating capacity in the principal area of assembly
Fire station	1 per person on duty on the largest shift

FL Statute 419.001(8)
Required to match noncommercial or residential family unit standards.

Use	Number of Spaces
Assisted living facility/ <u>Nursing Home</u>	1 per 2 persons of licensed capacity
Auditorium/ <u>Place of assembly/Civic Organization/Place of worship</u>	1 per 5 seats of maximum seating capacity in the principal area of assembly
Retail Sales and Service, not otherwise specified	See 407.14(a) below <u>Spaces per 1,000 square feet</u>
<u>Up to 20,000 sf</u>	<u>5</u>
<u>20,000 to 200,000 sf</u>	<u>4.5</u>
<u>Over 200,000 sf</u>	<u>4</u>

Outreach

Online public notice for all ULDC amendments.

Staff Recommendation

Staff recommend that the BoCC approve the request to advertise for the staff-initiated amendments to the ULDC for a public hearing for adoption.