



# ALACHUA COUNTY GROWTH MANAGEMENT UNIFIED LAND DEVELOPMENT CODE TEXT AMENDMENT STAFF REPORT

**SUBJECT:** A County-initiated request to amend the Unified Land Development Code.

**APPLICATION NUMBER:** TBD

## **CHRONOLOGY:**

Request to Advertise	09/23/2025
1 <sup>st</sup> Public Hearing (evening)	TBD
2 <sup>nd</sup> Public Hearing & Adoption	TBD

## **STAFF RECOMMENDATION:**

For the Board of County Commissioners (BoCC) to approve a request to advertise for amendments to the Unified Land Development Code (ULDC).

## **SUMMARY OF PROPOSED AMENDMENT**

The proposed amendments aim to update the *ULDC Section 404.13. – Poultry or livestock on parcels less than five (5) acres* and *Chapter 410 Definitions* to address permitted and prohibited activities, setbacks and enclosures, nuisances, limitations on numbers of poultry, and definition of poultry. Additionally, staff proposes adding a provision to clarify that livestock may be allowed as an accessory use to single-family residences within the applicable zoning districts.

## **STAFF ANALYSIS OF THE PROPOSED TEXT AMENDMENTS**

### **Comprehensive Plan Consistency**

Staff find the proposed amendments to be internally consistent with the Alachua County Comprehensive Plan as a whole, and with the following policies, as applicable:

#### **Future Land Use Element**

##### *OBJECTIVE 6.1 General*

*Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.*

*Policy 6.1.5 Agricultural pursuits shall be allowed in all land use classifications, provided that the health, safety and welfare of the general public and the protection of the natural environment are assured. The land development regulations shall include standards for agricultural pursuits and related uses in the Urban Cluster, including but not limited to farmers markets, community gardens, laying hens, and other small scale agricultural uses as allowable uses in appropriate areas.*

*Policy 6.1.5.1 In order to provide access to fresh, nutritious local foods in the Urban Cluster, farmers markets shall be allowed in the Cluster within mixed-use and non-residential areas as permitted uses subject to the standards provided in the land development regulations and site plan approval by the Development Review Committee.*

*Policy 6.1.5.3 The land development regulations shall include standards for the allowance of laying hens in residential areas within the Urban Cluster, such as standards for coops/runs, setbacks, and number of hens permitted per lot.*

*Policy 6.1.5.4 The land development regulations shall include standards for the allowance of other small scale agricultural uses in residential areas within the Urban Cluster, such as aquaculture, apiculture, poultry and rabbit raising.*

#### **OBJECTIVE 6.4 - RURAL CLUSTERS**

*Rural clusters are historic rural settlements outside of the urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies and related development regulations for Rural Clusters shall preserve their existing rural character, ensure compatibility with the surrounding Rural/Agriculture areas, and protect the historic and natural resources which make these communities unique. The following communities are designated as Rural Clusters: Cross Creek, Evinston, Campville, Grove Park, Rochelle, Windsor, Lochloosa, Island Grove, Orange Heights, Melrose, Earleton, Hague, Santa Fe,*

## TOPICS:

### **Poultry on 5 acres or less**

Earlier this year, residents raised concerns to the County Commission and the Rural Concerns Advisory Committee about restrictions on the number of chickens permitted in single-family zoning districts in unincorporated areas. These concerns prompted a staff review of the existing regulations.

At a special policy meeting held on June 3, 2025, the Board of County Commissioners (BoCC) reviewed the current code and engaged in discussion to consider potential changes. Following the discussion, the Board directed staff to draft revised code language allowing up to 10 hens or ducks on properties of one acre or less within the urban cluster. Additionally, staff were tasked with identifying best management practices (BMPs) for appropriate stocking rates on lots of one acre or more in agricultural and rural areas, with an emphasis on sustainable practices for keeping fowl.

Before bringing the proposed update to the BoCC for the request to advertise, staff provided a draft of the proposed code and made a presentation to the Rural Concerns Advisory Committee and received discussion and feedback.

Additionally, during the review of ULDC Section 404.13, staff observed that the current code language does not permit the personal use of livestock as an accessory use to a single-family residence within existing zoning districts. To address this, staff proposes clarifying the code to explicitly allow such use.

## **FISCAL IMPACT ANALYSIS**

*Impact on the initial cost of housing and the long-term cost of homeownership.*

These proposed amendments will not cause an increase to the initial cost of housing and there would be no impact on the long-term cost of home ownership.

*Impact on the County and County Taxpayers.*

There are no costs to the County or to County taxpayers resulting from these amendments.

## **STAFF RECOMMENDATION**

Staff recommend that the Board of County Commissioners approve the request to advertise two public hearings for amendments to the ULDC for adoption.

Staff propose amending the ULDC text, as shown with words ~~stricken~~ as deletions and words underlined as additions, as follows:

### **POULTRY ON 5 ACRES OR LESS**

#### CHAPTER 404. - USE REGULATIONS

#### **Sec. 404.13. Poultry or livestock on parcels less than five (5) acres.**

- (a) *Livestock on parcels less than five (5) acres.* The keeping of livestock on less than five acres is allowed as a limited use within the A, A-RB, RE, or RE-1 districts and as an accessory use to

any legal single-family residence within the A, A-RB, RE or RE-1 districts subject to the following standards.

- (1) *Permitted activities.* Livestock permitted in this Section shall be for personal use only, except youth projects such as 4-H/FFA activities.
- (2) *Prohibited activities.* The commercial raising of livestock shall be prohibited ~~on parcels less than five (5) acres.~~
- (3) *Setbacks.* Structures that are used to house livestock kept for personal use shall not be located closer than fifty (50) feet to the property line.
- (4) *Nuisance prohibited.* The keeping of all livestock permitted in this Section ~~on parcels less than five (5) acres~~ shall be done in such a manner as to control noise, noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind.
- (5) *Livestock limitations.* The number of livestock permitted ~~on parcels less than five (5) acres in size~~ shall comply with Table 404.13.1 below.

<b>Table 404.13.1 Livestock Limits</b>		
<b>Type of Animal</b>	<b>Limit</b>	<b>Min Parcel Size</b>
Horses and Other Equine Animals	1 per acre	1 acre
Cattle	1 cow/calf unit per 1.5 acres	1.5 acres
Goats and Sheep	10 per acre	1 acre
Hogs	1 per acre	1 acre

(b) *Poultry on parcels less than five (5) acres.* The keeping of poultry on less than five acres is allowed only as an accessory use to any legal single-family residence subject to the following standards:

- (1) *Permitted activities uses.*
  - a. Poultry permitted in this section shall be for personal use only, except youth projects such as 4-H/FFA activities.
  - b. The harvesting of poultry and poultry byproducts raised onsite may occur only in accordance with applicable federal and state regulations.
    - a. ~~The keeping of up to six (6) laying hens is allowed as accessory to any legal single-family residence for personal use, regardless of the zoning designation of the property.~~
    - b. ~~The keeping of chickens and other poultry and fowl is allowed on parcels one (1) acre or greater in the A, A-RB, RE, and RE-1 districts at a density of forty (40) per acre. Commercial raising of chickens and other poultry is only permitted in the A and A-RB districts.~~
    - c. ~~The harvesting of poultry raised onsite may occur only in accordance with applicable federal and state regulations.~~
- (2) *Prohibited activities Prohibitions.*
  - a. The commercial raising of poultry shall be prohibited.
  - a. ~~The raising of all chickens and other poultry shall be done in such a manner as to control noxious odors and the breeding of rodents, flies or other insects, so as not~~

~~to create a nuisance of any kind, including keeping feed in enclosed containers and disposing of waste regularly.~~

- b. ~~Roosters and drakes~~ are prohibited in residential zoning districts (RE, RE-1, R1-a, R-1aa, R-1c, R-1b).
  - c. ~~Poultry and poultry byproducts shall not be sold on the premises, except as an accessory to commercial raising in the A and A-RB districts in accordance with federal and state regulations.~~
- (3) Setbacks and enclosures~~Enclosures and setbacks~~.
- a. All ~~chickens~~ poultry raised for personal use shall be housed within covered and fenced enclosures, either movable or stationary.
  - b. ~~Chickens~~ Poultry may be permitted to roam freely within fenced areas of lots during daylight hours.
  - c. Covered or fenced enclosures for housing ~~the chickens~~ poultry shall be subject to the accessory setbacks established in Chapter 403 for the zoning district or in Article VII of Chapter 407 for a traditional neighborhood or transit oriented developments~~TOD~~.
- (4) Nuisance prohibited. The keeping of poultry shall be done in such a manner as to control noise, noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind, including keeping feed in enclosed containers and disposing of waste regularly.
- (5) Poultry limitations. The number of poultry permitted shall comply with Table 404.13.2 below.

**Table 404.13.2 Poultry Limits**

<u>Location</u>	<u>Parcel Size</u>	<u>Limit</u>	<u>Poultry Types</u>
<u>Urban Cluster</u>	<u>&lt; 5 acres</u>	<u>10</u>	<u>Only hens and ducks</u>
<u>Outside Urban Cluster</u>	<u>&lt; 1 acre</u>	<u>10</u>	<u>Any poultry</u>
	<u>1 acre to &lt; 5 acres</u>	<u>15 per acre</u>	

- (c) *Vietnamese pot-bellied pigs on parcels less than five (5) acres*. The keeping of Vietnamese pot-bellied pigs is allowed as a limited use in the A, A-RB, RE, and RE-1 districts, and in residential districts within rural clusters, subject to the following standards.
- (1) Minimum lot area shall be one-half (½) acre.
  - (2) The number of Vietnamese pot-bellied pigs allowed ~~on a parcel less than five (5) acres~~ shall be one (1) pig per one-half (½) acre.
  - (3) Commercial raising of pot-bellied pigs shall be prohibited.
  - (4) The keeping of pot-bellied pigs shall be done in such a manner as to control noise, noxious odors and the breeding of rodents, flies or other insects, so as not to create a nuisance of any kind.
  - (5) Structures used to house the pig(s) shall not be located closer than twenty-five (25) feet to the property line.

CHAPTER 410 DEFINITIONS  
ARTICLE III DEFINED TERMS

Poultry. Poultry is any domesticated bird used for food. Varieties include chicken, turkey, goose, duck, Rock Cornish hens, and game birds such as pheasant, squab, quail and guinea fowl. Poultry does not include huge birds such as ostrich, emu and rhea (ratites).

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																								
<b>AGRICULTURAL AND CONSERVATION USES</b>																								
<b>AGRICULTURE</b>																								
Agricultural uses, except as listed below	P	P	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Article III	
Agricultural processing, offsite	L	L																L	L	L	L		Section 404.10	
Produce stand	L	L												L	L	L	L					L	L	Section 404.11
Agricultural services	SE	P																						
Poultry or livestock raising on parcels less than 5 acres	<u>L</u> ,A	<u>L</u> ,A		<u>L</u> ,A	<u>L</u> ,A	<u>L</u> ,A	<u>L</u> ,A															<u>L</u> ,A	Section 404.13	
Community garden	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Section 404.13.1