

**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE 2025-

(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 TO CHAPTER 404 USE REGULATIONS; AND CHAPTER 410 DEFINITIONS; RELATED TO STANDARDS FOR POULTRY OR LIVESTOCK ON PARCELS LESS THAN FIVE (5) ACRES; 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 November 4, 2025 and December 9, 2025 by the Board of County Commissioners, one hearing being held after 5:00 p.m. and the second hearing being held after 11:30 a.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 9th day of December, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

Chair

ATTEST:

J.K. “Jess” Irby, Esq. Clerk

APPROVED AS TO FORM:

Alachua County Attorney

(SEAL)

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

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																								
AGRICULTURAL AND CONSERVATION USES																								
AGRICULTURE																								
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	Section 404.13.1	

ARTICLE III- AGRICULTURE

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.

Table 404.13.1 Livestock Limits		
Type of Animal	Limit	Min Parcel Size
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>< 5 acres</u>	<u>10</u>	<u>Only hens and ducks</u>
<u>Outside Urban Cluster</u>	<u>< 1 acre</u>	<u>10</u>	<u>Any poultry</u>
	<u>1 acre to < 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).