

**Attachment B:**  
**For Reference in Connection with CPA 04-20**  
**Excerpted Policies from the Following Elements:**  
**Future Land Use (Includes Proposed Amendments),**  
**Conservation and Open Space, Housing, Economic, and Energy**

**FUTURE LAND USE ELEMENT**

**6.0 RURAL AND AGRICULTURAL POLICIES**

**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 6.1.1** The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights. The County shall initiate a stewardship program utilizing strategies from but not limited to the Rural and Family Lands Protection Act, Section 163.3177 (11) (d) F.S. and Section 570.70, F.S., as appropriate to Alachua County.

**Policy 6.1.2** Protection of important agricultural areas, based on factors such as the existing agricultural uses, soils, land use patterns, and economics of the county's agricultural community, shall be encouraged.

**Policy 6.1.3** The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage sustainable and conservation-oriented agricultural practices for agriculture and silviculture, and shall work with landowners to facilitate participation in the County's Transfer of Development Rights program, voluntary certification programs whose standards meet or exceed best management practices, agricultural and conservation easements, and federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.

**Policy 6.1.4** The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

- 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 6.1.5.2** Community gardens shall be allowed in the Urban Cluster in areas with an urban residential land use designation, mixed-use areas or in Activity Centers as permitted uses subject to the standards provided in the land development regulations and administrative approval by the Growth Management Department.
- 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.
- Policy 6.1.6** The land development regulations shall specify performance criteria and standards for intensive agricultural operations such as concentrated animal feeding operations and dairies to ensure protection of water quality and natural systems.
- Policy 6.1.7** Clean debris and construction and demolition debris landfills may be permitted through the special use permit process in areas identified as Rural/Agriculture, subject to performance criteria in the land development regulations, including the protection of groundwater quality.
- Policy 6.1.8** The land development regulations shall include thresholds that address the size, intensity and impacts of off-site agricultural product packaging and processing facilities and wood product processing and wood manufacturing facilities, below which such uses may be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area subject to a Comprehensive Plan Amendment in accordance with Policy 4.1.1, Section 4.0, Industrial, of the Future Land Use Element. The land development regulations shall provide standards for wood product processing and wood manufacturing facilities that may be allowed in Rural/Agriculture areas subject to Board of County Commissioners approval in order to ensure compatibility with surrounding uses and minimize or eliminate impacts to natural resources. Standards shall address at a minimum hours of operation, buffering and screening, hazardous materials and wood waste management, setbacks, ingress and egress, parking, sales, product storage and display, and shall require the use of best management practices to minimize or eliminate impacts to natural resources and surrounding properties such as use of reclaimed wood products, reuse of scrap materials and recycling of wood product on-site and noise, odor and air pollution controls.

## **OBJECTIVE 6.2 - RURAL/AGRICULTURE**

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

**Policy 6.1.9** Road construction to support new development in the Rural/Agricultural area shall be the responsibility of the private land developer. Public funds may be allocated to roads designated as part of the State primary and County road system or those roads determined to be needed for the benefit of the general public and designated for construction by the State or Board of County Commissioners. The County shall only assume operation and maintenance responsibilities for a road that is dedicated to the County and that meets the standards of the Subdivision Regulations and the Transportation Mobility Element.

**Policy 6.1.9.1** Safety improvements shall be appropriate in any area of the County.

**Policy 6.1.10** Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster, as provided in the adopted Potable Water and Sanitary Sewer Element.

**Policy 6.1.11** Stormwater facilities consistent with the level of service standards for drainage shall be required as a condition of new development.

**Policy 6.1.12** The land development regulations shall insure adequate internal traffic circulation on dedicated local roads and shall minimize driveway access to rural collector and arterial roads.

**Policy 6.1.13** Parcels containing natural resource areas as identified in the Conservation and Open Space Element shall be conserved in accordance with those policies, such that the natural functions of the resource area are not significantly altered. This shall be accomplished either through clustering of new developments in accordance with Policy 6.2.9 through 6.2.14 below, or for developments of less than ~~25~~ 10 lots that might not be clustered in accordance with these policies, through a development plan that assures the permanent protection of natural resources consistent with the requirements of the Conservation and Open Space Element; the land development regulations shall detail the requirements for management and permanent protection of the ecological value of natural resources in those developments that are not clustered through legally enforceable mechanisms that provide protection of those resources equivalent to the protection under Policies 6.2.12(c) through 6.2.12(e).

**Policy 6.1.13.1** In order to implement COSE Policy 4.10.6, Planned Developments with Transfers of Development (PD-TDR) may be proposed for two or more separate parcels under the same ownership to facilitate transfers of development rights from regulated conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1, to less sensitive areas designated as Rural/Agriculture on the Future Land Use Map. The PD-TDR will allow units of density to be transferred from one or more contiguous parcels (sending parcels) to one or more geographically separate parcels (receiving parcels). All parcels involved shall be rezoned as PD-TDR-S or PD-TDR-R. As a result of the transfer, receiving parcels may be developed at a gross density that exceeds that provided on the receiving parcel by the Rural/Agriculture land use category. The process and standards for PD/TDR developments shall be consistent with rural clustering policies with the following additional requirements:

- (a) The parcel (s) from which density will be transferred shall be designated PD-TDR-S on the zoning map. The parcel receiving the density shall be designated PD-TDR-R. The sending parcel shall be so designated in perpetuity unless both the sending and receiving parcels are considered for rezoning simultaneously and the overall density in the rural area is not increased.
- (b) The maximum number of units that can be transferred shall be the lesser of:
  - (1) The number of units that could be developed on the sending parcel(s) under the Rural/Agriculture maximum gross density of 1 units per 5 acres, plus bonus units consistent with Policy 6.2.10(d); or
  - (2) The number of upland acres, excluding wetlands and wetland buffers, on the sending parcel(s).
- (c) The sending parcel(s) must be at least 50% field-verified conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1. The sending parcels shall include all individual parcels that have been created after the adoption of this amendment to the Alachua County Comprehensive Plan or from a date 5 years prior to the application for a PD-TDR, whichever is later.
- (d) Units not transferred to an initial receiving parcel(s) as part of the original PD-TDR approval shall remain with the sending parcel(s). At a subsequent time, the remaining units may only be directed to additional receiving parcels by way of a major amendment to the approved PD-TDR Master Plan. All sending and receiving parcels shall be identified on the PD-TDR Master Plan.
- (e) Sending parcels shall be designated as conservation management areas on the PD-TDR Master Plan. Residential densities of one dwelling unit per 40 acres to one dwelling unit per 200 acres may be retained on the sending areas where consistent with a Conservation Management Plan. Retained density must be clustered on the least sensitive portion of the property. The amount of density to be retained shall be based on what is necessary to protect the integrity of the ecological system and conservation resources.
- (f) Development of receiving parcels shall be consistent with COSE policies 3.1.1 - 3.1.3 and the objectives and policies in COSE 3.6.
- (g) An area equal to at least 50% of the combined acreage of the sending and receiving areas for a PD-TDR shall be permanently set aside as open space on the

sending parcel(s). Additionally, a minimum of 20% of the receiving parcel(s) shall be designated as open space consistent with COSE Policy 5.2.2.

- (h) The maximum density allowed on the receiving parcel will be the number of units based on the Rural/Agriculture land use designation for the receiving area, plus the additional units transferred from the sending area, subject to the minimum lot size requirements for developed areas of rural clustered subdivisions specified in Policy 6.2.13. Allowance of this maximum density shall be subject to an evaluation of factors, including: proximity to developed areas; availability and capacity of public infrastructure and services; environmental suitability; and compatibility with surrounding land uses. A finding shall be made whether or not the receiving parcel location and proposed density are appropriate based on these factors.
- (i) The land development regulations shall include provisions to assure implementation of the planned development as a unified development plan.

## **RURAL RESIDENTIAL SUBDIVISIONS**

**Policy 6.1.14** No subdivision may be created without paved public road access and all subdivisions created must have internal paved roads that meet county standards, except as provided under Policy 6.2.6.1 below. Residential subdivisions of more than ~~six~~ nine lots in the Rural/Agricultural area shall be designed to provide:

- (a) Paved, interconnected, internal, and local roads that are dedicated to a responsible maintenance entity.
- (b) Limited driveways, including the use of common access driveways, on rural collector and arterial roads.
- (c) Paved public road access.

**Policy 6.2.6.1** Subdivisions of no more than ~~six~~ nine lots may be created from any parent parcel existing as of October 2, 1991, with access to a private easement road internal to the subdivision if such internal subdivision road provides a direct connection to a public road with sufficient right of way to meet county standards. Such internal subdivision roads must meet county standards for minimum width, stabilization requirements, public safety, emergency vehicle access, and maintenance. A parent parcel, existing as of October 2, 1991, shall not be divided into more than ~~six~~ nine lots without having paved roads throughout the subdivision.

**Policy 6.1.15** The Development Review Committee shall not authorize more than 150 lots smaller than eight acres in the Rural/Agricultural area in any calendar year except for lots that are clustered according to the provisions of 6.2.9 – 6.2.14.

**Policy 6.1.16** New rural residential subdivisions of parcels legally created prior to October 2, 1991, which contain more than 100 lots, including cumulative phases or continued subdivision of land in common ownership or partnership as of October 2, 1991, shall be allowed only after adoption of a comprehensive plan amendment based on a completed special area study. This study, developed through the Community Planning Program, shall address factors such as transportation impacts, community services, fire protection, impacts on surrounding land uses, and environmental issues. This requirement for a comprehensive plan amendment is not applicable to a rural residential subdivision that exceeds 100 lots as a result of incentive density bonuses for clustering.

**Policy 6.1.17** Clustering

The preferred design for new rural residential subdivisions is that they be clustered in order to protect the characteristics and features of rural areas through the following goals:

- (a) Protect natural and historic resources.
- (b) Support continued agricultural activities by preserving viable soils and effective land masses.
- (c) Provide opportunities for agriculture areas such as community gardens.
- ~~(c)~~(d) Minimize land use conflicts.
- ~~(d)~~(e) Provide recreational and habitat corridors through linked open space networks.
- ~~(e)~~(f) Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure.
- ~~(f)~~(g) Reduce natural hazard risks to life and property.

**Policy 6.1.18** Density and Intensity

The overall development density shall not exceed the maximum gross density of one dwelling unit per five acres for the Rural/Agriculture land use category, except as a result of the provisions for accessory dwelling units found in Policy 6.2.10.1, family homestead exceptions found in Policy 6.2.14(c), temporary permits issued by the Growth Management Department or as a result of incentive bonuses for clustering as provided under subsection (d) below, subject to the resource protection standards in the Conservation and Open Space Element. These standards include the following requirements:

- (a) Impacts to wetlands and surface waters shall be avoided, minimized, and mitigated in accordance with Conservation and Open Space Element Policies 4.7.4. and 4.6.6.
- (b) Density and open space requirements for new rural residential subdivisions shall be consistent with requirements for adequate protection of conservation areas in Conservation and Open Space Element Objective 3.6.
- (c) Development of property that is determined to be a strategic ecosystem shall require a special area plan pursuant to Conservation and Open Space Element Objective 4.10 unless it is determined that sufficient protection can be achieved through clustering.
- (d) As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number of units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area or agriculture area such as community gardens set aside as open space; plus 1 additional unit per every 20 acres of other non-conservation area set aside as open space.

- 6.2.10.1** To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character,

one accessory dwelling unit shall be allowed on residential lots in the Rural/Agriculture area without being included in gross residential density calculations as follows.

- (a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.
- (b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.
- (c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.
- (d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

**Policy 6.2.11** Design Sequence

The design of rural residential clustered subdivisions shall be sequenced according to the following four-step process:

- (a) Identify open space area, including natural resources consistent with Conservation and Open Space Element Section 3, agricultural areas, and potential open space network connections consistent with Conservation and Open Space Element Section 6.3.
- (b) Identify developed area and locate home sites.
- (c) Align streets and trails.
- (d) Delineate lot lines.

**Policy 6.2.12** Open Space Area in Clustered Subdivisions

A portion of a clustered rural residential subdivision shall be designated and maintained as undeveloped open space area.

- (a) Percentage of site. Clustered Rural residential subdivisions shall designate a minimum of 50% of the site as open space area.
- (b) Design Principles. Open space shall be selected and designed according to the following principles, consistent with Conservation and Open Space Element policies for the identification and protection of natural resources:
  - (1) Protect natural, historic, and paleontological resources and agricultural areas of the site identified through a site specific inventory.
    - a. Conservation areas shall receive top priority for inclusion as part of the designated open space area, and may only be impacted in accordance with Conservation and Open Space Element policies specific to the resource.
    - b. Agricultural areas with viable soils and effective land masses shall be ~~included~~ evaluated for inclusion as part of the designated open space area after resource protection criteria are met. Agricultural uses

- consistent with 6.2.12(c) Permitted and Prohibited Uses and in accordance with requirements for management plans in 6.2.12(e)(3) are encouraged to be included as part of the designated open space area.
- c. Historic and paleontological resources shall be included as part of the designated open space area when appropriate in accordance with the Historic Preservation Element.
    - (2) Design the open space area as a single contiguous area with logical, straightforward boundaries to eliminate or minimize fragmentation.
    - (3) Form linked open space networks with existing or potential open space areas on adjacent properties, other developments, or greenways, consistent with Conservation and Open Space Element Section 6.3.
- (c) Permitted and Prohibited Uses.
- (1) Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture for food production including community gardens, non-intensive silviculture consistent with (3) below, ~~and~~ common open space, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable stormwater facilities consistent with Stormwater Element Policy 5.1.11, community energy systems, and common water supply systems and common septic system drainfields. ~~A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.~~
  - (2) More intensive agriculture uses such as concentrated animal density generally associated with milking barns, feed lots, chicken houses, or holding pens shall not be allowed in any clustered rural residential subdivision.
  - (3) Intensive silviculture uses of planted monoculture “plantation” forests, with intensive management regimes that include practices that are adverse to the natural resource values and functions of a natural forest system, shall not be allowed in any clustered rural residential subdivision. Only natural forest management in accordance with provisions of the applicable open space management plan consistent with 6.2.12(e)(3) may be considered.
- (d) Permanent protection. All future development in designated open space areas is prohibited.
- (1) All open space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land to set forth conditions and restrictions on use.
  - (2) All open space area and lots shall be restricted from further subdivision through an instrument in a form acceptable to the county and duly recorded in the public record which assures the preservation and continued maintenance of the open space.
  - (3) The boundaries of designated open space areas shall be clearly delineated on plans, including record plats, and marked in the field to distinguish these areas from developed areas.

- (e) Ownership, maintenance, and management plan.
- (1) Ownership methods. Ownership and maintenance of open space shall be by one or a combination of the following:
    - a. Original landowner with provision for transition of ultimate ownership and control to one of the entities below
    - b. Homeowners association
    - c. Established land trust
    - d. Non-profit conservation or agricultural organization
    - e. Alachua County, with county approval
    - f. Other public agency (e.g. Water Management District)
  - (2) Maintenance. Unless otherwise agreed by the County, the cost and responsibility of maintaining common facilities, including but not limited to open space, private roads, shared water systems, and stormwater systems, shall be borne by the owner(s) of the open space. If the open space is not properly maintained, the County may assume responsibility of maintenance and charge the property owner or homeowners association a fee which covers maintenance and administrative costs.
  - (3) Management plan. An open space management plan shall be required to accompany the development plan, subject to county review and approval. The management plan shall establish management objectives consistent with Conservation and Open Space Element objectives and policies for preservation, enhancement, and restoration of natural resource values, protection of public health and safety, and outline procedures, and define the roles and responsibilities for managing the open space. The management plan shall identify how any agriculture and silviculture operations shall avoid impacts to conservation resources according to standards in the land development regulations. Management shall include wildfire mitigation and any existing silviculture operations are required to be managed to a point where they can be made an acceptable fire risk and must transition to natural forest management.

The land development regulations for open space ownership, maintenance, and management in clustered rural subdivisions shall be updated consistent with applicable Goals, Objectives, and Policies in the Comprehensive Plan. Criteria for the timing of transfer of ownership and maintenance from original landowner to the homeowners association, such as some percentage of the lots sold or built upon, consistent with Florida Statutes 720.307 shall be specified in the land development regulations. As part of the update of these regulations, recommended practices for any agricultural activities within the open space, from sources such as University of Florida Institute of Food and Agricultural Sciences (UF IFAS) (e.g., for things such as animal stocking and crop planting rates), and principles of regenerative agriculture, shall be considered to the extent they are consistent with policies in the Comprehensive Plan including natural resource protection.

### Policy 6.2.13 Developed Area

The developed area of the clustered rural residential subdivision shall be located outside the open space area. The land development regulations shall prescribe in detail design standards for the configuration of lots and homes, the provision of water and wastewater, roads, stormwater, and buildings and structures. At a minimum, all developed areas must be designed to comply with the following principles, to the extent feasible considering the location and protection of natural resources:

- (a) Flexible home siting and lot sizes. Diversity and originality in home siting, lot size and design are encouraged to achieve the best possible relationship between the development and the features on the land through the following strategies:
  - (1) Ownership lines should follow existing features, such as tree lines or contours.
  - (2) Lots smaller than one acre may be allowed provided that well and septic System configuration, location, and operation and maintenance comply with public health and environmental quality standards, subject to the following:
    - a. The number of lots less than one acre shall be determined and located consistent with Conservation and Open Space Element Policies 3.6.11 and 4.5.5(f).
    - b. Common septic systems may be utilized to serve lots less than one acre, consistent with Conservation and Open Space Element Policy 4.5.5(f), subject to performance criteria in the land development regulations specifying criteria such as system configuration, location, and management.
- (b) Development impacts within developed area. Development impacts and disturbance caused by buildings or construction to topography and existing site features within the developed area shall be minimized through the following strategies:
  - (1) Locating residences and structures adjacent to tree lines and wooded field edges and avoiding placement in open fields, consistent with Firewise principles.
  - (2) Preserving the maximum amount of natural vegetation by careful siting of development.
  - (3) Limiting the size of building envelopes and locating them in areas most suitable for development.
  - (4) Locating roads to minimize cut and fill (follow existing features, e.g. tree lines, access roads, contours).
  - (5) Providing buffers and setbacks from wetlands and surface waters.
  - (6) Use of common driveways.
  - (7) Encouraging community wells and septic systems within the most suitable soils.
  - (8) Designing stormwater to maximize overland flow through natural drainage systems and grassed overland (roadside and lot line) swales. The use of plants

and natural land forms shall be required to slow, hold, and treat runoff from development.

- (c) Development impacts to open space and adjacent offsite areas. The total amount of impacts and disturbance to the site, including the open space area, and to adjacent areas offsite shall be minimized through strategies such as:
  - (1) Providing buffers and setbacks to protect resources and natural vegetation from development impacts consistent with Conservation and Open Space Element Section 3.6.
  - (2) Providing buffers and setbacks to protect the ability to engage in agricultural activities in neighboring areas. The width and type of buffer shall be based on the scale of the agricultural activity and other site specific factors such as topography, and shall include a minimum buffer width of two hundred feet when the developed area is adjacent to intensive agricultural uses.
  - (3) Locating developed areas and providing buffers and setbacks to eliminate or minimize the presence of development from adjacent properties.
- (d) Development impacts to adjacent public roads shall be minimized through the following strategies:
  - (1) Providing internal paved local roads, or private easements that serve no more than ~~six~~ nine lots consistent with Future Land Use Element Policy 6.2.6, which meet County standards and minimize access to adjacent public roads.
  - (2) Minimizing the number of driveways accessing adjacent public roads and the number of lots with direct frontage on adjacent public roads.
  - (3) Locating developed areas and providing buffers and setbacks to minimize the presence of development from adjacent public roads.

**Policy 6.2.14** Applicability

- (d) ~~New rural residential subdivisions of parcels legally created prior to October 2, 1991, consisting of 25 or more lots shall be clustered according to the policies and requirements under this section.~~ New rural residential developments of 10 or more lots shall be developed as clustered rural residential subdivisions in accordance with the policies and requirements under this section and implementing land development regulations.
- (e) New rural residential subdivisions meeting all requirements for cluster development may be allowed through the development review process, provided they are consistent with Comprehensive Plan policies and land development regulations.
- (f) Exceptions to the density and intensity standards in the Rural/Agriculture area may be granted for use of a parcel as a homestead by family members that meet the family relationship criteria under Future Land Use Element Policy 7.1.20 as provided in the Land Development Regulations.
- (g) Alternatives to the requirements for Rural/Agricultural areas may be established by special area plans adopted jointly by Alachua County and a municipality pursuant to Interlocal agreements under Section 1.5 of the Alachua County Charter and Policy 1.1.1 of the Intergovernmental Coordination Element of the

County Comprehensive Plan. Such special area plans shall establish policies for land use and other relevant issues such as provision of infrastructure and services within areas delineated in such joint special area plans. In order for these alternative policies to apply, the joint special area plan with a municipality must be adopted as part of the Comprehensive Plans of the both the County and the applicable municipality.

...

## **FUTURE LAND USE ELEMENT DEFINITIONS**

...

### Community Gardens

Collaborative non-intensive agriculture on common open space primarily for consumption and use of residents.

...

### Natural Forest Management

Forestry operations designed to preserve, enhance and restore the natural resource values of a forest with objectives that include, but are not limited to, improving the health and diversity of forested communities, restoring or maintaining the natural community structure and species composition, and establishing a natural community specific fire interval.

...

### Regenerative Agriculture

A system of farming principles and practices that increases biodiversity, enriches soils, improves watersheds, and enhances ecosystem services.

## **CONSERVATION AND OPEN SPACE ELEMENT**

...

**Policy 3.5.2** LDRs shall provide performance standards for development in and adjacent to conservation and preservation areas to protect and enhance the natural, physical, biological, ecological, aesthetic, and recreational functions of these areas. Performance standards for the rural area shall include innovative approaches such as flexible lot sizes, clustered subdivisions, setbacks, buffers, and density transfers as provided in the policies under Objective 6.2 of the Future Land Use Element.

...

**Policy 3.6.5** Development on land that includes conservation areas shall be sited and designed according to the following standards and consistent with policies under Objective 5.2:

- (a) The preservation of conservation areas shall be required on all development sites to the greatest extent possible, consistent with standards which are outlined subsequently in this Element.
- (b) Density or intensity shall be transferred from conservation areas to non-conservation portions of the property, to adjoining property under common ownership or management and within a unified development, or to other development receivership areas, at a rate consistent with that of the underlying

zoning district, but not to exceed the maximum density allowed by the land use designation.

- (c) When there are no non-conservation areas to which density or intensity may be transferred, the development shall be clustered in the portion of the site that will result in least environmental impact.
- (d) When connection to central sewer is not required, septic wastes shall be disposed of according to the Comprehensive Plan, land development regulations, and health department standards, and without adversely affecting ecosystem health. When septic systems must be installed within surface water and wetland buffers they must be located and designed to minimize impacts to regulated resources as determined in the Land Development Regulations and Water Quality Code.
- (e) Existing landscape connections to other conservation areas shall be maintained so that fragmentation is avoided.
- (f) Development in rural areas shall be consistent with policies under Objective 6.2. of the Future Land Use Element.

...

**Policy 4.7.12** The development regulations shall incorporate the policies in this element for wetlands protection and provide standards for development within or near wetlands. These regulations shall address, at a minimum, the following:

- (a) location and extent of wetlands on site plans;
- (b) provisions for wetlands delineation consistent with the uniform statewide methodology outlined in Chapter 62-340, Florida Administrative Code;
- (c) measures to assure normal flows and quality of water during and after development;
- (d) requirements for review and approval of any use, development, or capital improvement resulting in the conversion of existing wetlands to a non-wetland ecosystem through filling, drainage or other measures;
- (e) clustering of development away from wetland areas;

...

#### **OBJECTIVE 4.10 - STRATEGIC ECOSYSTEMS**

Protect, conserve, enhance, and manage the ecological integrity of strategic ecosystems in Alachua County.

...

**Policy 4.10.3** If an applicant seeks development prior to the County's creation of a special area plan for a particular strategic ecosystem, the applicant has two avenues for pursuing development. A special area study may be conducted at the applicant's expense. Alternatively, if the applicant demonstrates that the ecological integrity of the strategic ecosystem will be sufficiently protected, the applicant may proceed according to the clustering provisions in policies under Objective 6.2 of the Future Land Use Element.

**Policy 4.10.4** Management strategies for strategic ecosystems shall be developed with landowners in conjunction with special area plans or cluster developments and may include, but are not limited to:

- (a) Prescribed burning.
- (b) Control of invasive species.
- (c) Silvicultural activities according to BMPs, with particular emphasis on maintenance and improvement of water quality, biological health, and the function of natural systems.
- (d) Reduction in the intensity of site preparation activities, including bedding and herbicide application.
- (e) Provision for listed species habitat needs, including restricting, at appropriate times, intrusions into sensitive feeding and breeding areas.
- (f) Cooperative efforts and agreements to help promote or conduct certain management activities, such as cleanups, maintenance, public education, observation, monitoring, and reporting.
- (g) Land acquisition.

...

#### **DEFINITIONS**

**Clustering:** The grouping together of structures and infrastructure on a portion of a development site.

## **Housing Element**

### **GOAL 1**

TO PROMOTE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL CURRENT AND FUTURE ALACHUA COUNTY RESIDENTS.

#### **OBJECTIVE 1.1**

Alachua County shall provide for the development of affordable housing, dispersed throughout the County, through policies which focus on the following areas:

- Land use and facilities
- Methods to promote the dispersion of affordable housing, and
- Manufactured housing.

...

**Policy 1.2.4** Alachua County shall periodically review and evaluate its zoning and other regulations to ensure that requirements are reasonable and do not unduly limit opportunities for lower income groups to secure housing in desirable locations, consistent with the health, safety, and welfare of the public.

...

## **ECONOMIC ELEMENT**

...

### **OBJECTIVE 1.9**

Encourage the use of community gardens, green roofs and edible landscapes by Alachua County residents.

**Policy 1.9.1** Identify potential sites for community gardens on appropriate county-owned lands considering areas such as parks, libraries, recreation and senior centers, public easements, rights-of-way and surplus lands.

**Policy 1.9.2** In cooperation with the Alachua County Library District, explore the feasibility of a county-sponsored community garden program at District library sites.

**Policy 1.9.3** Explore opportunities to incorporate community gardens, low maintenance perennial edible landscaping and green roofs at county-owned facilities and rights-of-way. Evaluation shall include an audit of all available public spaces on County properties where such uses may be appropriately located.

**Policy 1.9.4** The land development regulations shall encourage the use of perennial edible plants in landscaped areas.

**Policy 1.9.5** The land development regulations shall address the use of open space areas for community gardens and allow portions of green roofs to count toward the open space

## **ENERGY ELEMENT**

**Policy 3.1.1** Promote energy efficient land use patterns through the policies of the Future Land Use Element, Transportation Mobility Element and this Element, including measures such as:

- (a) Mix of uses;
- (b) Transit supportive density;
- (c) Compact growth patterns;
- (d) Road connectivity and multimodal efficiency;
- (e) Pedestrian and transit oriented design techniques; and
- (f) Clustering techniques in the rural area.