

ACCESSORY DWELLING UNITS

SEC. 404.24. - ACCESSORY DWELLING UNITS.

In the A, RE, RE-1, R-1aa, R-1a, R-1b, and R-1c districts, located within the rural/agriculture, estate residential, low density, or medium density residential land use designations a single accessory dwelling unit is allowed as an accessory use to a principal structure, without being included in gross residential density calculations, subject to the following standards.

- (a) *Location.* An accessory dwelling unit may be attached or detached from the principal building.
- (b) *Style.* ~~An accessory dwelling unit shall be designed in a similar architectural style as the principal building, except for lots located in the A or R-1c district where either the primary or accessory dwelling unit is may be a manufactured or mobile home.~~
- (c) *Parking and access.*
 - (1) Off-street parking for the accessory dwelling, if provided, shall be located on the lot on which the principal building is located.
 - (2) An accessory dwelling unit and any off-street parking spaces shall be served by the same driveway as the principal building.
- (d) *Standards.* Each accessory dwelling unit shall comply with all standards applicable within the zoning district, including required setbacks and building height limits.
- (e) *Owner occupancy required.* Property owner residency in either the primary or accessory dwelling unit shall be a requirement for permitting of accessory dwelling units.
 - (1) *Existing residential areas.* 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 unless building permits for both units are being applied for together, in which case an affidavit must be submitted stating the property owner intends to reside on the lot.
 - (2) *New developments.* Prior to the issuance of a building permit for the construction of an accessory dwelling unit(s) in a new development, the applicant shall provide proof of deed restrictions or covenants requiring that an accessory unit may not be inhabited unless homestead status is maintained on the lot.
- ~~(f) *Building size.* The living area of the unit shall be a maximum of 50 percent of the principal residence or 1,000 square feet, whichever is greater.~~
- ~~(g)~~~~(f)~~ *Water and wastewater services.* Unless located in the A (agriculture) district in the rural agriculture land use designation, an accessory dwelling unit is required to

Commented [JLH1]: The Architectural requirement is difficult to enforce and has not been an issue. Many jurisdictions are forgoing this regulation in ADU's.

Commented [JLH2]: Some Jurisdictions are not requiring owner occupancy of units. This would require a Comprehensive Plan Amendment to revise.

Commented [JLH3]: This is the primary issue that is affecting mobile homes that were formerly placed as "hardship units".

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connect to the central water and sewer system of the principal residence where available and shall not have separate services. Where central water and sewer service is not available, the accessory dwelling unit shall be required to connect to the septic system and well of the primary residence in accordance with all applicable requirements of the Florida Department of Health and shall meet the residential lot requirements for well and septic, outlined in Section 407.110.

~~(h)~~(g) *Subdivision.* An accessory unit may not be sold separately unless properly subdivided in accordance with Chapter 407, Article VIII, Subdivision Regulations.

~~(i)~~(h) *Minimum lot size in the rural/agriculture land use category.*

- (1) The minimum lot size on which an accessory dwelling unit may be allowed on properties with a rural/agriculture future land use designation shall be five acres, except as provided in item (2) below. In no case shall a lot have less than one acre of buildable area outside the limits of any regulated conservation areas.
- (2) An accessory dwelling unit may be permitted on lots as small as one acre, provided the total estimated daily flow for the primary and secondary unit combined does not exceed 700 gallons per day as determined by the Florida Department of Health.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 13-14, § 2(Exh. A), 8-27-13; Ord. No. 2016-10, § 2(Exh. A), 6-28-16)

Accessory dwelling unit: An additional dwelling unit, including a separate entrance and permanent provisions for living, sleeping, eating, cooking and sanitation, attached or detached from the primary residential unit, on a single family lot. Accessory dwelling units are subordinate in size and location to the primary unit.

MOBILE HOME AND RV PARKS

SEC. 403.22. - MANUFACTURED/MOBILE HOME PARK (RM) DISTRICT.

(a) *Purpose.*

- (1) The manufactured/mobile home park (RM) zoning district implements the residential policies of the medium and medium-high residential designations of the Future Land Use Map. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of Section 404.08 for similar uses is prohibited.
- (2) The RM zoning district is established for the purpose of providing a district for the location and installation of manufactured ~~and~~ mobile homes ~~and recreational vehicles~~ in approved parks, occupied as single family dwellings, with the intent of creating an environment of a residential character, designed to enhance living conditions and permitting only those uses, activities and services which are compatible with the residential environment.

(b) *Manufactured/mobile home park development requirements.* In addition to the requirements of the Comprehensive Plan and this ULDC, a manufactured/mobile home park shall comply with each of the requirements listed below.

- (1) RM district standards. Within the RM zoning district, the principal dwellings shall be in compliance with the standards established in Table 403.21.1.

Table 403.22.1 STANDARDS FOR THE RM ZONING DISTRICT	
STANDARDS	RM
<i>RM District Standards:</i>	
Area, min. (acres)	5-2
Density, max. (units/gross acre)	8
Area of space, min. (sq. ft)	3,0002000
Width at front building line, min. (ft)	40
<i>Individual Home Space Setbacks:</i>	
Front, min. (ft)	8
Rear, min. (ft)	5
Side, min. (ft)	5

Commented [JLH4]: A smaller minimum size would allow for smaller parks in more infill situations.

Commented [JLH5]: A smaller minimum lot size would be more appropriate for typically smaller RV units.

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- (2) *Manufactured/mobile home space.*
 - a. Each manufactured or mobile home space shall be clearly defined and shall abut on a street or on a driveway with unobstructed access to a street.
 - b. Each manufactured or mobile home space shall contain a maximum of one dwelling and accessory structures.
- (3) *Street lighting.* All streets or driveways within the park shall be lighted at night with electric lights providing a minimum average illumination of 0.2 footcandle.
- (4) *Water and sewer service.* Central potable water and sanitary sewer service shall be provided to each dwelling within a manufactured/mobile home park.
- (5) *Garbage receptacles.* Approved garbage cans with tight fitting covers shall be provided in quantities adequate to permit disposal no farther than 300 feet from any manufactured/mobile home space. The cans shall be kept in good repair at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans will not overflow. The use of a central garbage collection system shall be permitted as an alternative.
- (6) *Fire protection.* Every park shall have adequate fire-fighting facilities approved by the County Engineer and shall meet the following requirements:
 - a. Central water supply;
 - b. Six-inch water main;
 - c. Water pressure at 20 psi;
 - d. Fire flow of 500 gpm in addition to normal domestic supply only on hydrant supply lines; and
 - e. No manufactured/mobile home shall be located further than 350 feet from a fire hydrant.
- (7) *Required recreational area.* A minimum of five percent of the development shall be designated for developed recreational space, such as community fields, greens, or outdoor sports facilities. Such space shall be designed for use by residents of the development.
- (8) Unit type. Dwelling unit types shall include mobile homes, manufactured homes and recreational vehicles.

Commented [JLH6]: This would allow RVs (which includes Tiny Homes on Wheels) as well as traditional Mobile Homes.

ACTIVITY CENTER STREET STANDARDS

SEC. 405.07. - DESIGN STANDARDS FOR DEVELOPMENTS OTHER THAN TNDS OR TODS IN ACTIVITY CENTERS.

(c) *Blocks and streets.* All blocks and streets shall meet the requirements of Article XIII, Access Management and Street Network Standards, of Chapter 407, the Alachua County Corridor Design Guidelines, and the following regulations:

- (1) The street and roadway network within an activity center shall be designed to conform to existing natural features and shall provide for logical and orderly mobility throughout the activity center.
- (2) Provisions shall be made for the reservation or dedication of all rights-of-way needed for the improvement of existing streets or the construction of new streets within or surrounding the activity center.
- (3) New development and redevelopment within activity centers shall allow for new streets that connect existing public roadways, or that are designed to facilitate future roadway connections.
- (4) New development and redevelopment shall provide multimodal cross access to adjacent existing or future development. Cross access facilities shall be covered with appropriate cross access easement.
- (5) The arrangement, character, and location of all blocks and streets shall be designed to create a cohesive internal street network that connects individual parcels within the activity center.
- (6) The layout and types of streets, sidewalks, shared-use paths, and bicycle lanes on individual sites shall provide for the continuation or appropriate projection into adjacent areas unless topography, traffic volume, or other conditions make continuance impractical.
- (7) Private streets and roadways within an activity center shall remain privately owned and maintained and shall not be accepted by the County for maintenance unless the streets are designed and inspected to all applicable public road standards. Public access easements shall be provided on all streets, roadways and alleys, and pedestrian pathways. Alleys shall be constructed to a structural standard and geometric configuration that will accommodate service delivery vehicles.

~~(7)~~(8) In order to provide for pedestrian oriented design along existing corridors, streets that are proposed parallel to existing roadways with shall be restricted to a cross section width of 48' from curb face to curb face. In such cases, parallel parking may be provided on both sides of the street. In no such case shall angled parking be provided on both sides of the new street.

Commented [JLH7]: This revision would allow for similar designs in activity centers and TNDS by clarifying that a new urban street section with parking, street trees, pedestrian facilities, etc may be constructed parallel to an existing roadway corridor.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT STREET STANDARDS

(d) Roadway network design

- (1) ~~In order to provide for pedestrian oriented design along existing corridors, streets that are proposed parallel to existing roadways with shall be restricted to a cross section width of 48' from curb face to curb face. In such cases, parallel parking may be provided on both sides of the street. In no such case shall angled parking be provided on both sides of the new street. the right of way line of any existing roadway shall form the side of a block. No new street shall be constructed parallel to an existing roadway without an intervening block consistent with 407.68(c)(1).a.~~
- (2) Notwithstanding the requirements in section 407.68(d)(1), Developments with a valid Preliminary Development Plan or Planned Development that identifies street and block locations and was approved prior to November 10, 2020 may provide street and block locations consistent with the approved Preliminary Development Plan or Planned Development.

Commented [JLH8]: This revision would allow TND designs such as Park Avenue and Newberry Park where there is a street with parking adjacent to an existing roadway. In such cases, the street section would be limited so as to have the effect of bringing buildings closer to the existing streets and roads.