

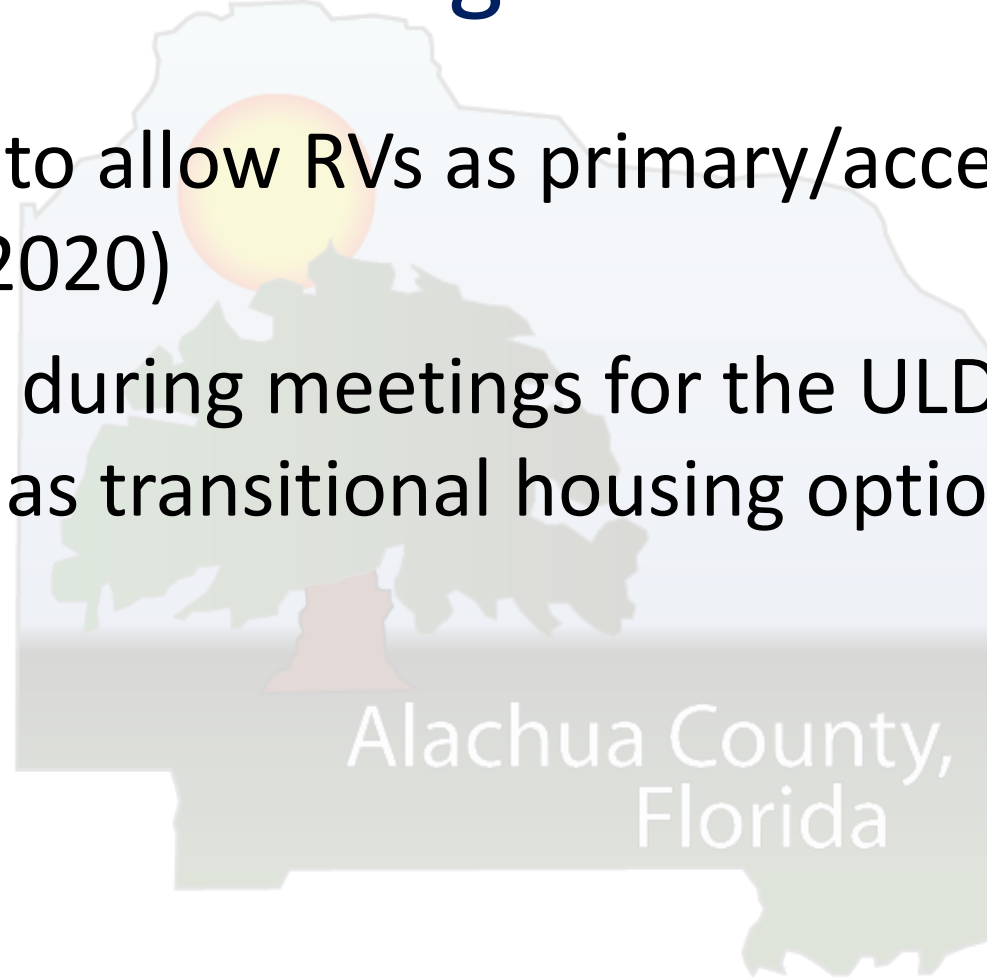


RV Parks within the Urban Cluster

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Alachua County Growth Management

Background

- ULDC amended to allow RVs as primary/accessory dwelling on rural lots (Nov. 2020)
- BoCC discussed during meetings for the ULDC update for staff to look into RVs as transitional housing options.



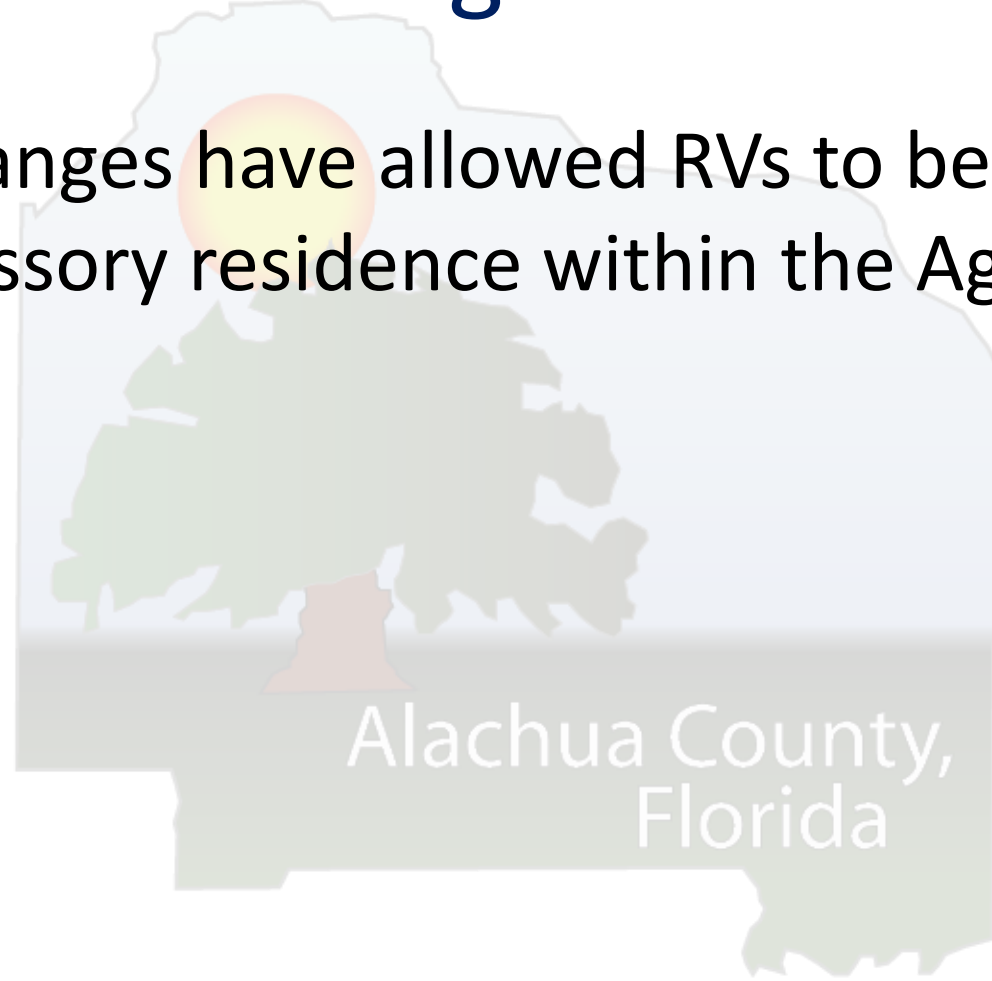
Background



- City of Gainesville passed ordinance in Feb. 2020 to add RV park as a new use, allowed in certain commercial and industrial districts.
- Only temporary (up to 60 days) stay allowed.
- Currently RV parks/campgrounds are only allowed in the RM-1 district, with a Tourist/Entertainment land use designation.
- No permanent residence within a RV park is allowed within Alachua County.

Background

- Recent code changes have allowed RVs to be an option for a primary or accessory residence within the Agriculture zoning district.



“Conestoga Huts” Transitional Housing Madison, WI



SCHEME A - CONESTOGA - 28 UNITS - 10' CLEAR

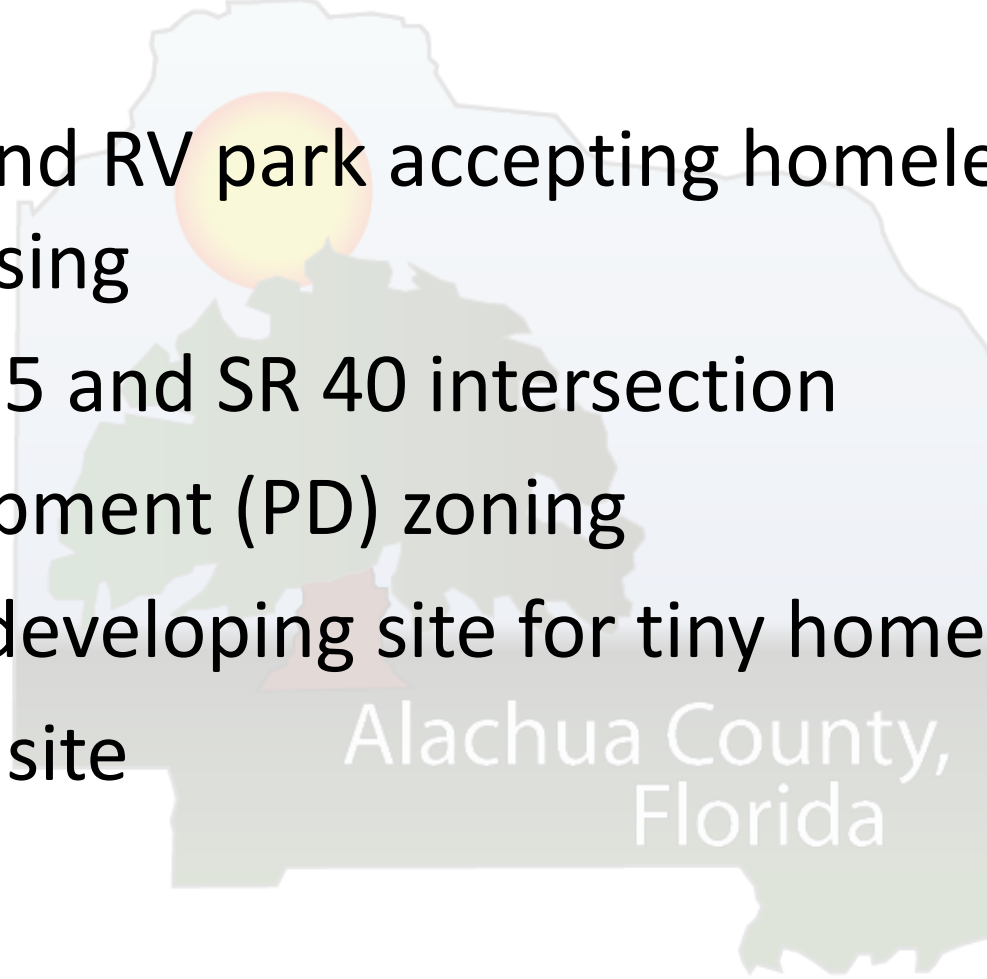
Scale: 1" = 20'-0"

Transitional housing



Saving Mercy (Ocala)

- Existing motel and RV park accepting homeless individuals for transitional housing
- Located near I-75 and SR 40 intersection
- Planned Development (PD) zoning
- In process of redeveloping site for tiny homes and apartments
- Approx. 10 acre site



Saving Mercy (Ocala)



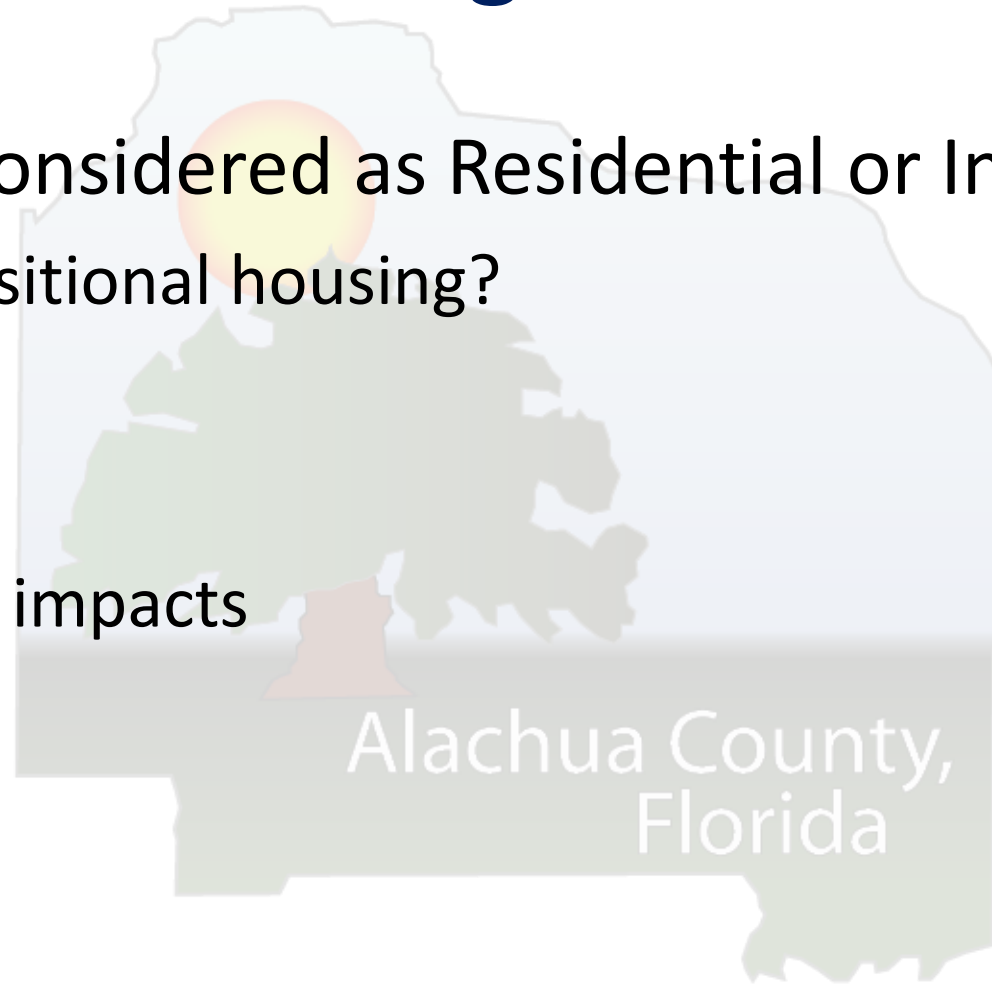
Google 0 100 200ft

Saving Mercy (Ocala)



How to designate the use

- Should use be considered as Residential or Institutional?
 - General or transitional housing?
 - Compatibility
 - Density
 - Level of service impacts



Option 1: Amend existing Mobile Home Park code Sec. 403.22 to allow RVs

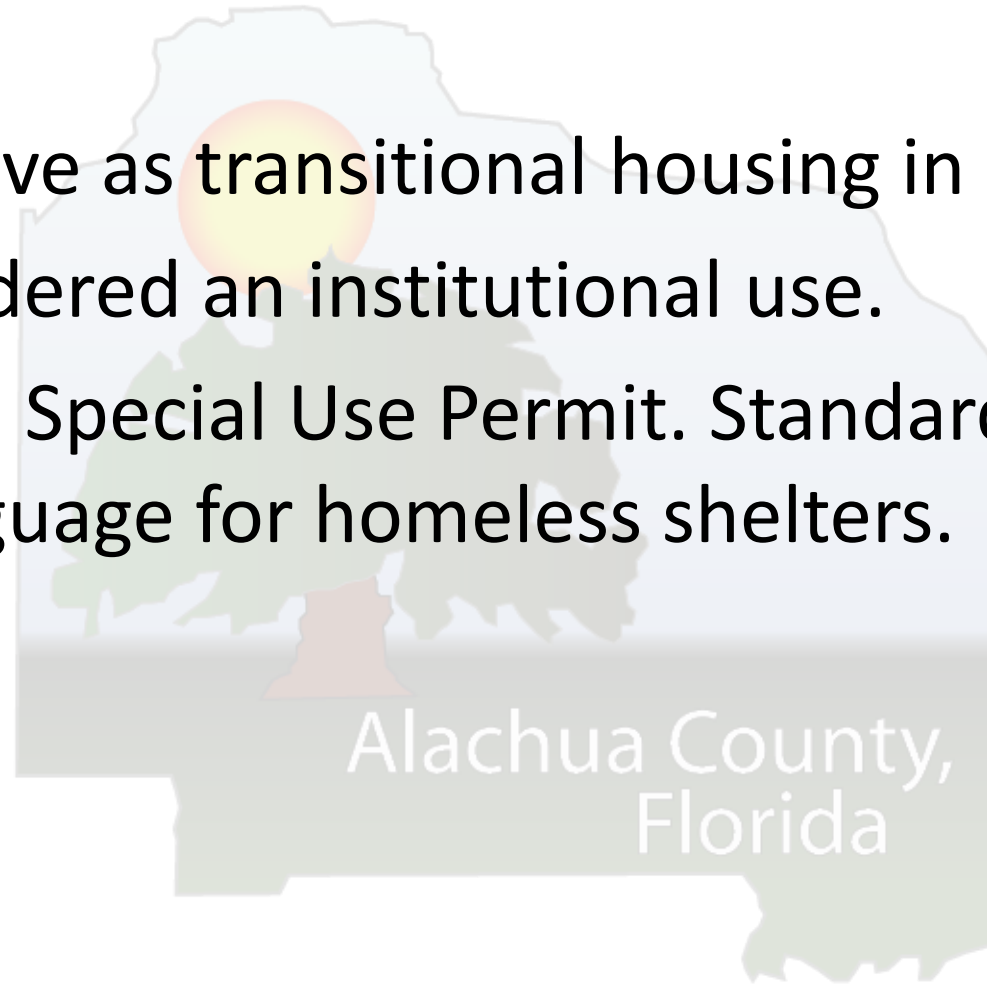
- RM zoning district allows for mobile home parks and implements the Medium and Medium High land use categories
- The RM district could be amended to permit “Park Model” RVs
- RM currently allows max density of 8 du/ac; may need to amend to allow higher density



Alachua County,
Florida

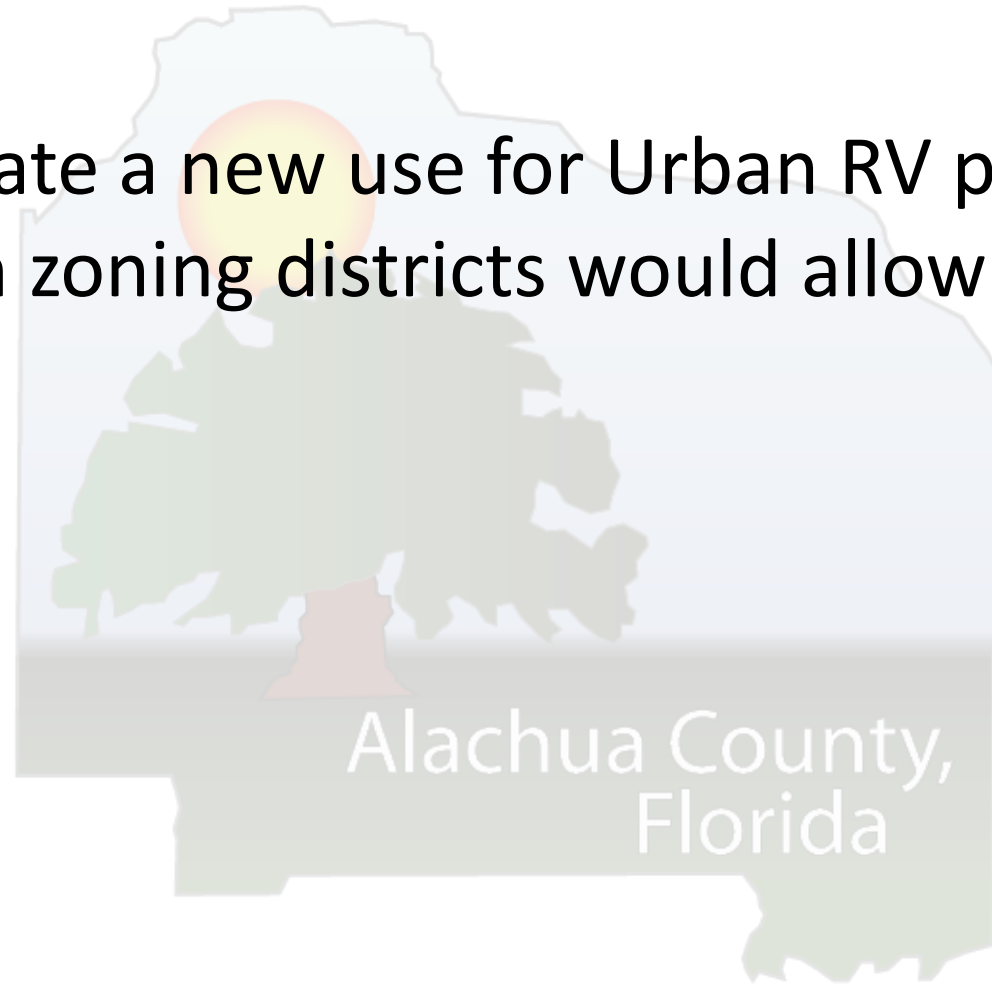
Option 2: Transitional Housing only

- Allow RVs to serve as transitional housing in homeless shelters.
- Would be considered an institutional use.
- Would require a Special Use Permit. Standards could be added to the code language for homeless shelters.



Option 3: Create new use

- Board could create a new use for Urban RV parks and designate which zoning districts would allow for them.



Option 4: Amend cottage neighborhoods

- Allow RV spaces within cottage neighborhoods.



Staff recommendation

- Staff recommends that the Board provide direction for the next steps on this issue.

