



Draft Unified Land Development Code Changes: Open Space

October 1, 2019

**Alachua County Board of County
Commissioners**

Growth Management
Environmental Protection



Purpose of code changes

- To be consistent with and implement the proposed policies in the Alachua County Comprehensive Plan 2019-2040
- Clearly define the purpose and requirements of open space as it applies to new development
 - Proposed changes are not intended to reduce conservation resource protections
 - Remove stormwater from open space and define non-conservation open space as it applies to developments



Unified Land Development Code (ULDC) Changes

- Majority of edits are in Chapter 407 (Article 5, Open Space)
- Minor edits to:
 - Chapter 403 (Zoning),
 - Sec. 405.07 (TND/TOD),
 - Sec. 406.03 (PD-TDR)
 - Sec. 407.43.2 (landscaping in stormwater),
 - Sec. 407.70 (TND/TOD landscaping in stormwater),
 - Sec. 407.77 (Rural/Ag clustered subdivisions),
 - Sec. 407.92 (stormwater), and
 - Sec. 407.155 (Cottage Neighborhoods)



Updated Purpose of Open Space

- Section 407.51 - ...to permanently preserve public space within developments that protects natural resources, provides recreation, and augments the community network of bicycle and pedestrian infrastructure.



Requirements of Open Space

- Section 407.52 - All developments must have at least 10% open space, with few exceptions listed in 407.56.
- Section 407.53 - All developments must protect conservation areas and significant habitat (first) and meet the requirements specified in Chapter 406.
- Section 407.54 - Any remaining open space shall consist of non-conservation open space, unless project is exempt in 407.56.



Non-Conservation Open Space (Sec. 407.54 ULDC)

- Shall be one piece of contiguous land, at the periphery of the development to allow for connection to adjacent open space, public parks, or community networks of bicycle and pedestrian infrastructure, and located to best meet the following goals:
 - Augment required conservation and habitat areas
 - Provide accessible open space in the form of community gardens, community fields, greens and pocket parks.
 - Promote greater accessibility, resource protection, and connectivity by being contiguous or linked through multi-use paths to greenways, trails, public parks, and Open Space on adjoining parcels.
- There are some exceptions to the open space location (listed in Sec. 407.55)

Exceptions to Standard Open Space Location Requirements

- Based on the size and shape of the development, additional open space locations may be warranted (lots are further than ½ mile from a single designated open space area).
- There are no adjacent undeveloped lands or designated open space areas and, based on site conditions, open space is more appropriately located internal to the site.
- There is an opportunity for the open space to link to a designated greenway.
- Cottage Neighborhoods per Section 407.155.
- Applicant may submit an alternative compliance open space plan to the Board, but still must meet the minimum 10% (Sec. 407.59).



Projects Not Requiring Non-Conservation Open Space (407.56)

- Non-residential Developments;
- Family Homestead Subdivisions (Section 407.75);
- Rural Agriculture Subdivisions with Unpaved Roads, (Section 407.76); and
- Communications towers, major utilities, and outdoor recreation.



Hypothetical Example:



Hypothetical Site
(40 acres with
no conservation resources
on site)



0 130 260 390
Feet

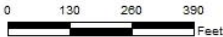
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Hypothetical Example:



Hypothetical Site
(40 acres with
no conservation resources
on site)

**Where should the
open space be
located?**



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Hypothetical Example:



Hypothetical Site
(40 acres with
no conservation resources
on site)

Where should the
open space be
located?

More than one correct
answer



0 130 260 390
Feet

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Hypothetical Example:



**Hypothetical Site
(40 acres with
no conservation resources
on site)**

**Where should the
open space be
located?**



0 130 260 390 Feet

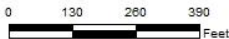
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Hypothetical Example:



EXAMPLE A
Hypothetical Site
(40 acres with
no conservation resources
on site)

50' wide strip around
boundary augmenting
wetland and connecting
conservation areas
to greenway



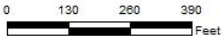
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Hypothetical Example:



EXAMPLE B
Hypothetical Site
(40 acres with
no conservation resources
on site)

Wide strip along west
boundary augmenting
wetland and connecting
conservation area &
trees to greenway



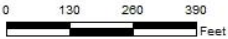
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Hypothetical Example:



EXAMPLE C
Hypothetical Site
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no conservation resources
on site)

All located in NE corner
augmenting offsite
conservation areas



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Direction requested

- **Open Space in TND/TODs (Currently can utilize 100% stormwater)**
- **Dimensional requirements for Open Space**

