

The 404.72 Farm Stay ordinance as presented at the June 28th, 2022 Alachua County Board of Commissioners Meeting is shown below with additions underlined and ~~deletions struck through~~.

****Rationale for changes:** Allowing the limited farm stay of up to 4 units on any legitimate commercial farm in Alachua County is expected to have minimal impact. It has been almost two years since I began discussions with the Alachua County Growth Management team in October of 2020. As of yet, Ms. Kristen Schendowich and I are the only ones who have approached them requesting this. There are relatively few commercial farms in Alachua County, and even fewer that are interested in doing a farm stay. This will not happen in the common, large, residential neighborhoods of Gainesville or anywhere with an HOA. Such locations would not be approved for an agricultural exemption in the first place. Due to this inherent limitation allowing the farm stay on any legitimate commercial farm will have minimal impact.

Sec. 404.72 Farm Stay

A farm stay is allowed as a limited use in the A district, subject development plan approval and the following standards. Use is also permitted on legitimate commercial farms with an agricultural classification given by the Alachua County Property Appraiser, even in the case that standards (a) and (b) are not met.

- (a) Minimum lot size. The minimum lot size shall be 10 acres.
- (b) Owner occupancy required. The owner of the farm stay shall reside on or adjacent to the premises.
- (c) Number of lodging units. The farm stay shall have no more than four (4) units for rental lodging purposes. Each lodging unit shall be limited to a maximum of six (6) guests.
- (d) Type of lodging units. Lodging units may be tent spaces, RV spaces or camping cabins. Camping cabins shall be no more than 400 sq. ft. with a minimum of 50 sq. ft. per occupant and constructed in compliance with the Florida Building Code and Florida Fire Prevention Code.
- (e) Setbacks. All recreational vehicle spaces, camping cabin spaces, tent spaces and the central sanitation facility shall be located a minimum of fifty (50) feet from any property line. Setbacks between lodging units shall comply with the Florida Fire Prevention Code.
- ~~(f) Access. The farm stay shall have direct access to a public road meeting County standards for sufficient right-of-way, minimum width, stabilization requirements, and maintenance. An access road shall be provided to each cabin or RV site in accordance with the Florida Fire Prevention Code. RV and cabin sites must have a stabilized surface access road within fifty (50) feet of an exterior door. Access roads over 150 feet in length must have a turnaround.~~
- (g) Sanitation. ~~Centralized sanitary facilities including showers, toilets, and sinks shall be provided.~~ No lodging unit shall be served by an individual well or septic tank.
- (h) Permanent residence prohibited. Residence in any recreational vehicle space, camping cabin or tent within a farm stay is restricted to ninety (90) consecutive days, and a maximum of one hundred eighty (180) calendar days during any one-year period.
- (i) Farmworker housing. Farm stays may not be used for farmworker housing purposes.