




ULDC text amendment to add “Farm Stay” as an option for overnight accommodation

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Background

- This presentation is in response to a 6/28/22 BoCC motion that directed staff to advertise a ULDC text amendment for a limited scale overnight accommodation option (“farm stay”) on properties with bona fide agricultural operations or with Ag zoning.
 - County staff has discussed potential issues for overnight accommodation options (RVs, cabins, tents) meeting building/fire code and Health Dept. requirements for water and wastewater.
 - Staff has work with interested citizens on possible language.
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Background

- Since the 6/28/22 BoCC meeting, staff has revised language in the proposed Farm Stay ordinance in the following ways:
 - Allowing farm stays in other zoning districts than Ag, if property has Ag classification
 - Reducing minimum size from 10 acres to 5 acres
 - Allowing the possibility of farm stays on private roads with certain conditions
 - Amending the sanitation requirement (a centralized sanitary facility would not necessarily be required)



Parcels in Unincorporated County with A, RE, RE-1, R-1a, R-1aa, R-1b, R-1c zoning

Greater than 10 Acres:

5,574 parcels

338,027 acres

Greater than 5 Acres:

11,946 parcels

378,639 acres

Difference:

6,372 parcels

40,612 acres

- **Reducing the minimum acreage from 10 acres to 5 acres would expand the potential number of parcels that could have a Farm Stay by 6,372 and expand potential acreage by 40,612 acres.**

Background

- The Rural Concerns Advisory Committee (RCAC) approved a motion of general support and offered comments on the proposed draft language at its meeting on 8/16/22.
 - Legal issues of County regulating private roads
 - Costs involved for sanitation requirements
 - Potential violations of long-term residents
 - Solid waste management

Sec. 404.72. – Farm Stay.

A farm stay is allowed as a limited use in the A, RE, RE-1, R-1a, R-1aa, R-1b, R-1c districts, subject to the following standards and DRC approval.

- a. **Ag Classification Status.** Evidence of current agricultural classification status by the Alachua County Property Appraiser is required for all zoning districts except A.
- b. **Minimum lot size.** The minimum lot size shall be 5 acres.
- c. **Owner occupancy required.** The owner of the farm stay shall reside on or adjacent to the premises.
- d. **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.
- e. **Type of lodging units.** Lodging units may be tent spaces, RV spaces or camping cabins. Unserviceable RVs are prohibited. 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.
- f. **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.
- g. **Access.** The farm stay shall have direct access to a public or private road meeting County standards for sufficient right-of-way, minimum width, stabilization requirements, and maintenance. For private roads, a road maintenance agreement may be required as part of the Development Plan approval process. 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 approved by the Fire/Rescue Department.
- h. **Sanitation.** A unified plan for water distribution and wastewater disposal meeting the requirements of the health department shall be required as part of any application for a farm stay. No lodging unit shall be served by an individual well or septic tank.
- i. **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.
- j. **Farmworker housing.** Farm stays may not be used for farmworker housing purposes.

Staff recommendation

Staff recommends that the BoCC:

1. Convene as the Land Development Regulation Commission and find the proposed amendment consistent with the Comprehensive Plan.
 2. Reconvene as the Board of County Commissioners to adopt the amendment to the text of the Unified Land Development Code (ULDC) as proposed below.
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