



Alachua County Office of Planning and Development Staff Report

Proposed Amendment to Unified Land Development Code

BOARD OF COUNTY COMMISSIONERS

First Hearing: September 27, 2022

Adoption Hearing: TBD

SUBJECT: A request to amend ULDC Chapter 404, Article 16 – Overnight Accommodations, by adding Sec. 404.72, “Farm Stay”.

APPLICANT/AGENT: Alachua County

Summary of Proposed Amendment

Staff has received inquiries from citizens related to overnight accommodation options in conjunction with agritourism. The proposed new use of “Farm Stay” would allow up to four (4) RVs, camping cabins or tents on parcels with Agriculture zoning or in other zoning districts that have an Ag classification from the Property Appraiser.

Staff has proposed standards for how Farm Stays would be regulated, including: allowable zoning districts, minimum acreage required, owner occupancy, maximum number of units and unit type and size, setbacks, access, maximum length of stay and a prohibition on use by farmworkers.

Proposed Text Amendment

Proposed Text Change

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.



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- 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 Analysis of Proposed Amendment

The new use of farm stay would provide another option for overnight accommodation in the rural area of the County (and on certain bona fide ag parcels within the Urban Cluster). Existing options in the ULDC include Bed and Breakfasts (limited use), Rural Event Centers (with special exception), and RV Parks/Campgrounds (only with Tourist/Entertainment land use and RM-1 zoning). The proposed farm stay is limited to only four units as Florida state statutes regulate RV Parks/Campgrounds starting at five (5) or more units. This limitation also serves to mitigate the impacts of the use on surrounding properties.

With the standards as proposed by staff lodging units could be in the form of RV spaces, camping cabins or tent spaces. Recognizing that some farms are not located on public roads, staff has provided language that would allow farm stays to be located on private roads if certain conditions are met. A unified water/wastewater plan meeting the requirements of the health department would also be required.



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Comprehensive Plan Consistency

The proposed text amendment is consistent with Rural/Agriculture policies of the Alachua County Comprehensive Plan.

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, **agritourism activities**, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, **heritage tourism and ecotourism activities**, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

The intent of this text amendment is to provide farm owners the opportunity to supplement agritourism activities with small-scale overnight accommodation.

Fiscal Impact Analysis

Impact on the Initial Cost of Housing and on the Long Term Cost of Home Ownership

These proposed amendment is intended to attract short-term visitors to Alachua County. Staff does not expect the proposed amendment to cause an increase to the initial cost of housing or impact the long term cost of home ownership.

Fiscal Impacts to the County and County Taxpayers

There are no costs to the County or to County taxpayers resulting from these amendments.

Staff Recommendation

Staff recommends that the Board of County Commissioners:



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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.

Staff recommends adding Sec. 404.72 (Farm Stay) as follows:

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.

- b. *Aq Classification Status.* Evidence of current agricultural classification status by the Alachua County Property Appraiser is required for all zoning districts except A.
- c. *Minimum lot size.* The minimum lot size shall be 5 acres.
- d. *Owner occupancy required.* The owner of the farm stay shall reside on or adjacent to the premises.
- e. *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.
- f. *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.
- g. *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.
- h. *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.
- i. *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.
- j. *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.
- k. *Farmworker housing.* Farm stays may not be used for farmworker housing purposes.



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ARTICLE II. USE TABLE																														P = Permitted Use by Right L = Limited Use SE = Special Exception SU = Special Use Permit										A = Accessory Use Blank Cell = Prohibited Uses NA = Not Applicable									
Zoning District	A	A-RB	C-1	RE RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM	RM-1	RP		HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML	MS MP	MB	TOD TND	STANDARDS																									
LAND USE CATEGORY																																																	
Cocktail lounge, bar, tavern, or nightclub										SE						P	P	P	P			SE	P																										
Mobile food sales		L													L	L	L	L	L	L	L	L	L					Section 404.69.1																					
BUSINESS AND PROFESSIONAL SERVICES																																																	
Business and professional services, except as listed below											P		P	P	P	P	P	P	P	P	P		P																										
Bank or financial institution														P	P	P	P	P					L				Section 404.107																						
Radio or television station, excluding towers																	P	P	P	P	P		P																										
PERSONAL SERVICES																																																	
Personal services, except as listed below														P	P	P	P	P	P				P																										
Gym or fitness center														P	P		P	P	P	SE			P																										
Indoor sports training facility															P	P	P	P	P	L	L		P			Section 404.106																							
Dance, art, or similar studio											P			P	P				P	SE			P																										
OVERNIGHT ACCOMMODATIONS																																																	
Hotel or motel													P		P	P	P	P				SE	L																										
Bed and breakfast	L			L	L	L					L					P							L																										
Rooming house								P			P		P																																				
RV Park/ Campground										L																																							
Farm Stay	L			L	L	L	L																				Section 404.72																						
RETAIL SALES AND SERVICES																																																	