



# **Unified Land Development Code Revisions: Zoning Districts & TND On-Street Parking Workshop**

**September 22, 2020**

**Alachua County Board of  
County Commissioners**

Growth Management

Kimley-Horn & Associates, Inc.



## Discussion Topics

- Zoning Districts (Chapter 403)
- TND On-Street Parking (Chapter 407, Article VII)



## Zoning Districts (Chapter 403)

- Combine redundant Zoning Districts
- Delete obsolete Zoning District
- Update uses as appropriate in BR-1
- Update nomenclature

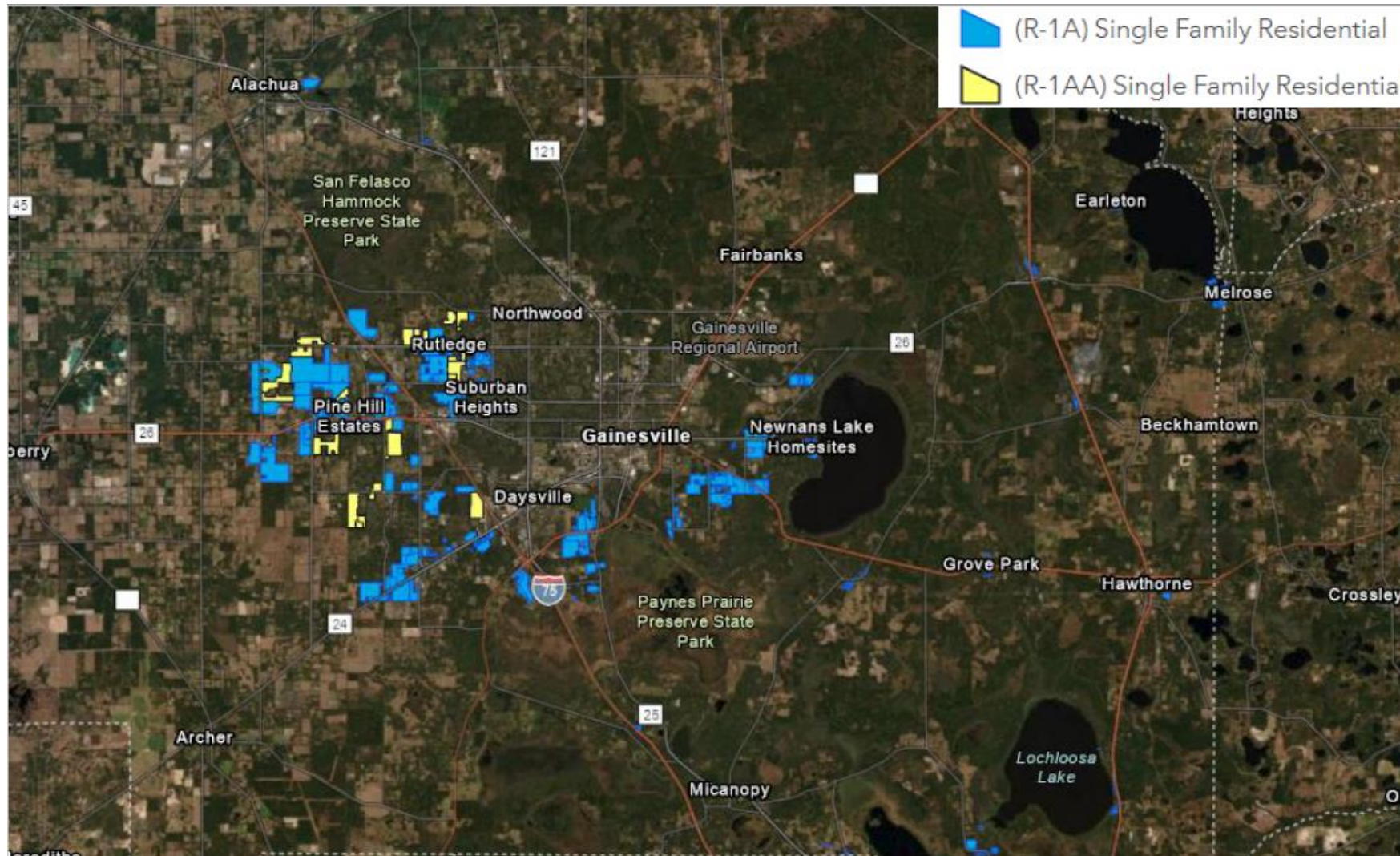


## Table 403.02.1

- Proposed update to Table 403.02.1 Zoning Districts to reflect updated nomenclature
- Updated table is in the agenda packet



## Map of R-1aa and R-1a Zoned Properties



## Combine R-1aa and R-1a to create LDR

- No distinctions in bulk or use
- Only difference is 3 du/acre versus 4 du/acre



## Combine R-1aa and R-1a to create LDR

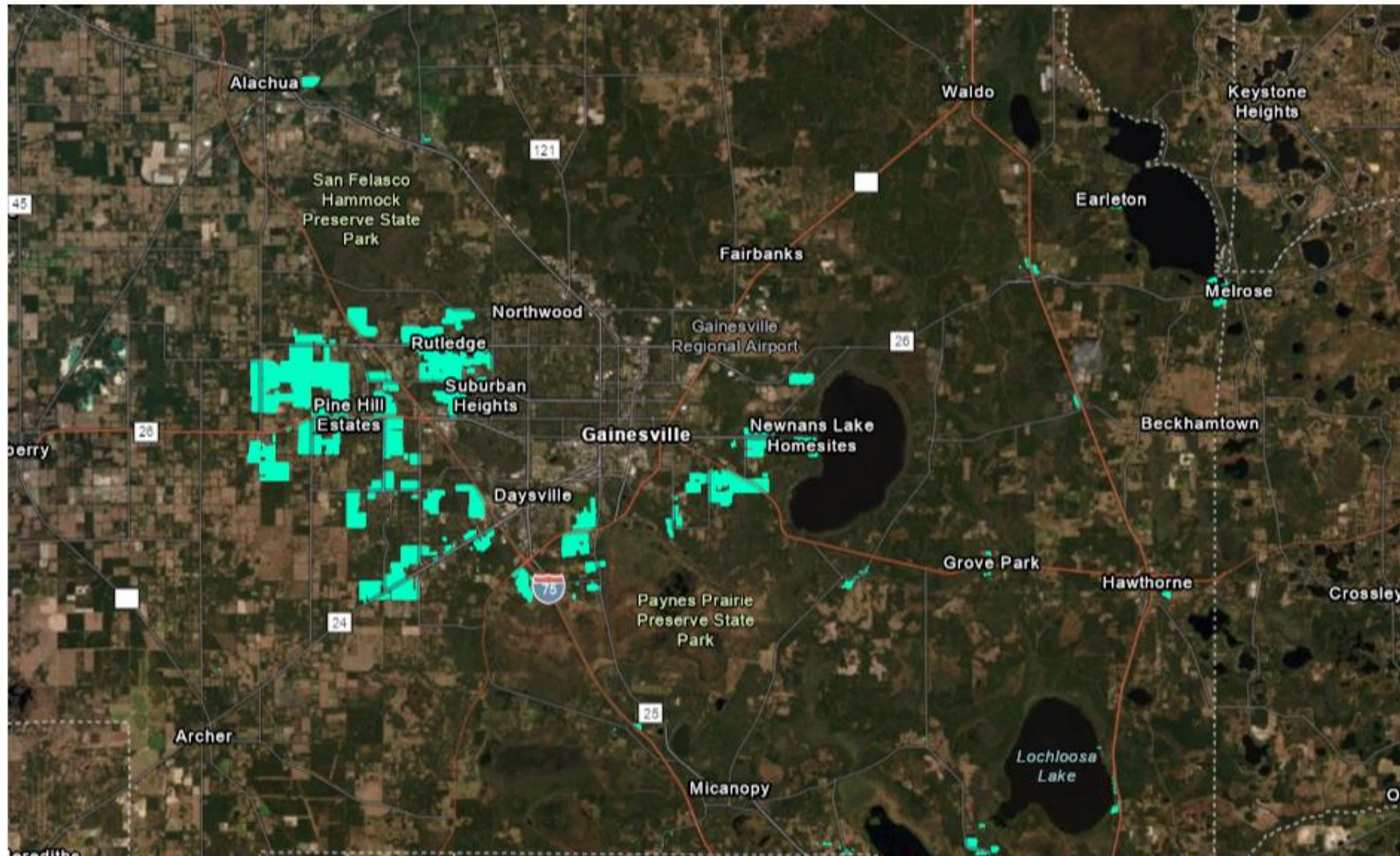
R-1a and R-1aa Density Conflicts		
Standard	R-1a – Single family, low density	R-1aa – Single family, low density
Maximum Density	4 du/acre	3 <u>4</u> du/acre





# ULDC: Zoning Districts & TND On-Street Parking Topics

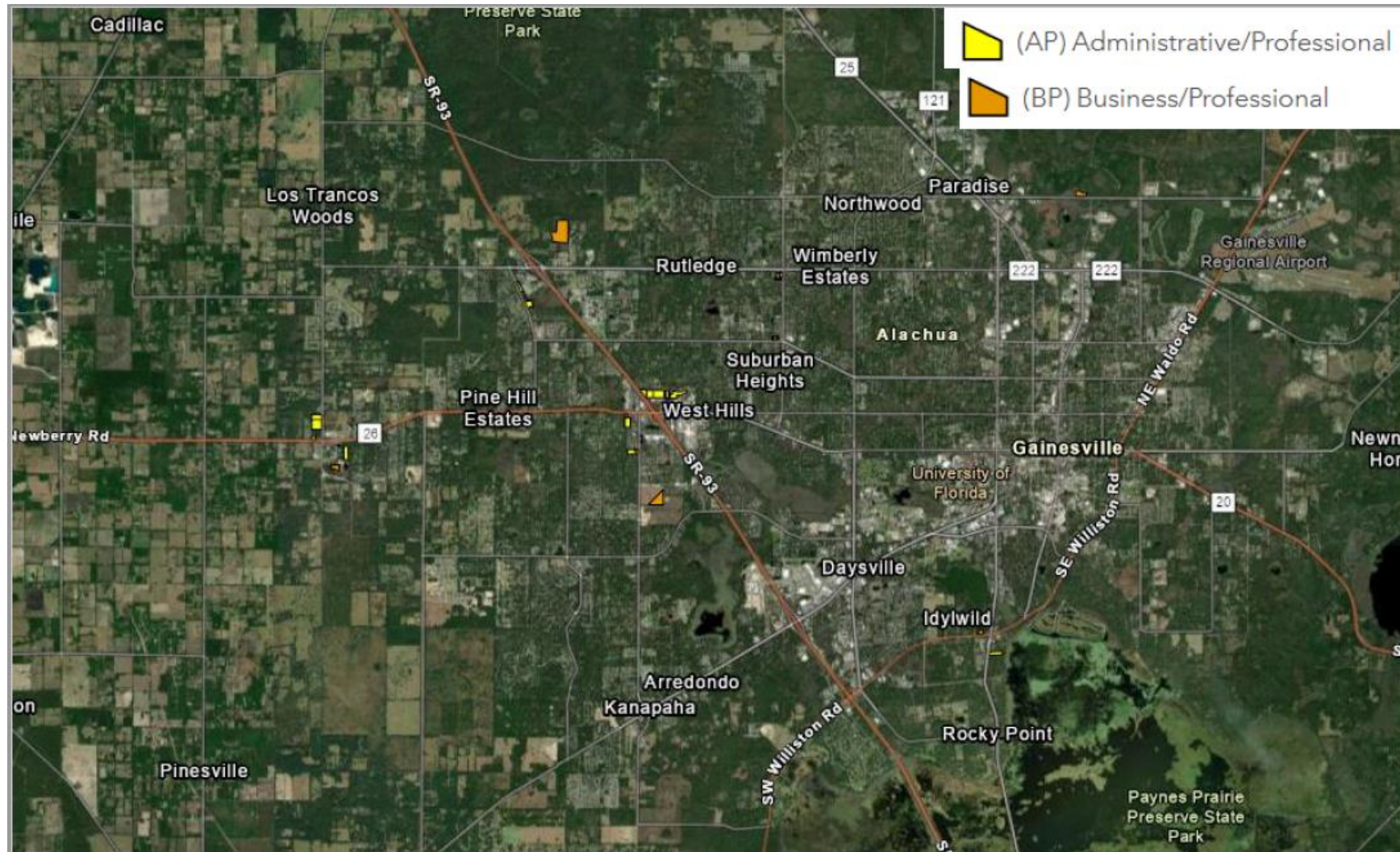
## Map of Proposed LDR Zoned Properties





# ULDC: Zoning Districts & TND On-Street Parking Topics

## Map of AP and BP Zoned Properties



## Combine AP and BP to create ABP

- Limited differences between the uses
- Distinction in permitted building height standard



## Types of Uses (Sec. 404.06)

- **P – Permitted**, use permitted by right
- **L – Limited Use**, permitted by right provided it meets additional standards of the ULDC
- **SE – Special Exception**, permitted only where approved with a special exception by the BOCC
- **SU – Special Use Permit**, permitted only where approved by a special use permit by the BOCC
- **A – Accessory Use**, permitted as an accessory to a principal use and is incidental and subordinate to the principal use, and may be subject to additional standard
- **Prohibited Uses**, indicated by a blank cell in the table.



# ULDC: Zoning Districts & TND On-Street Parking Topics

## Combine AP and BP to create ABP

AP and BP Use Table-Conflicts		
USE	AP – Administrative/Professional	BP – Business and Professional
<b>Educational Facilities</b>		
Educational facility, vocational, business or technical school; college or university	<u>P</u>	P
<b>Community Services</b>		
Funeral home	<u>P</u>	P
<b>Health and Medical Facilities</b>		
Massage therapist	<u>L</u>	L
<b>Business and Professional Services</b>		
Bank or financial institution	<u>P</u>	P
<b>Personal services</b>		
Gym or fitness center	<u>P</u>	P
Dance, art or similar studio	<u>P</u>	P



## Combine AP and BP to create ABP

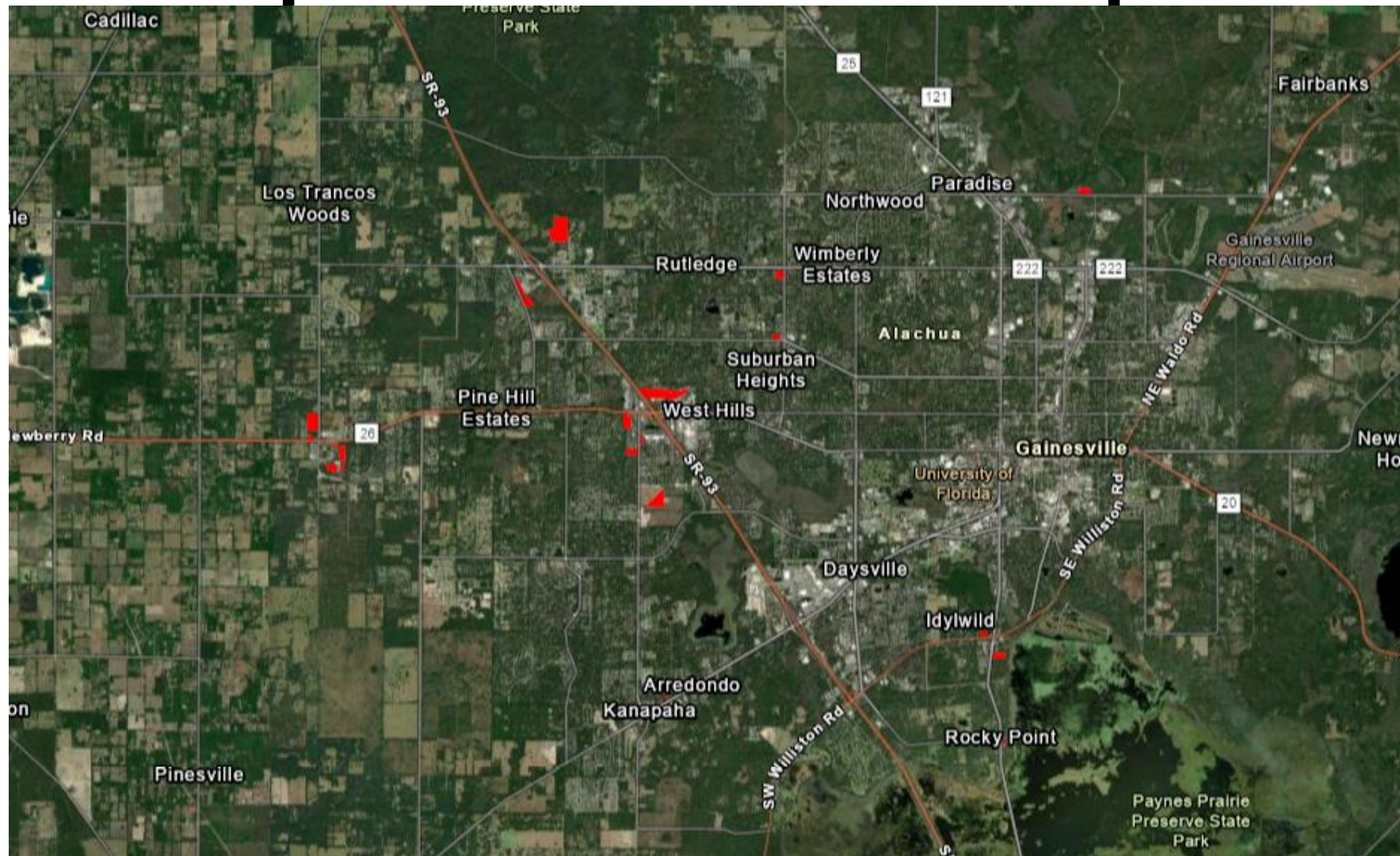
AP and BP Standards Height Conflicts		
Standard	AP – Administrative/Professional	BP – Business and Professional
Maximum height	35 <del>45</del>	45





# ULDC: Zoning Districts & TND On-Street Parking Topics

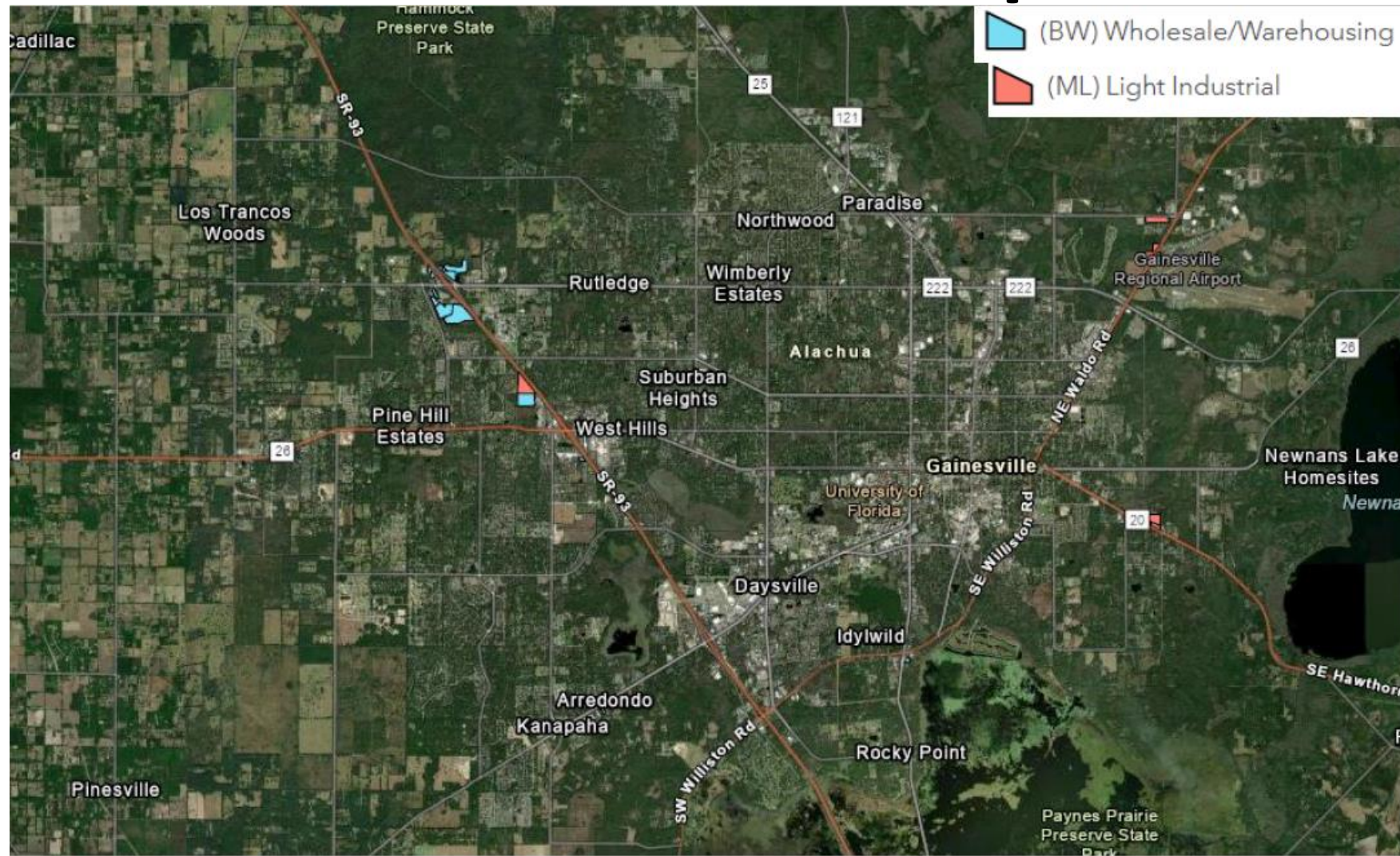
## Map of Proposed ABP Zoned Properties





# ULDC: Zoning Districts & TND On-Street Parking Topics

## Map of BW and ML Zoned Properties



# ULDC: Zoning Districts & TND On-Street Parking Topics

## Combine BW and ML to create LI

BW and ML Use Table-Conflicts			
USE	BW – Wholesale/ Warehousing	ML – Light Industrial	LI – Light Industrial (alternative approach)
<b>Community services</b>			
Commercial animal boarding or training facility	<u>SE</u>	SE	SE
<b>Health and medical facilities</b>			
Veterinary clinic or hospital	L	<u>L</u>	L
Massage therapist	L	<u>L</u>	L
<b>Transportation terminals</b>			
Airport	<u>SE</u>	SE	SE
Helicopter landing pad	<u>SE</u>	SE	SE
<b>Entertainment and recreation</b>			
Outdoor recreation	LSE	<u>LSE</u>	<u>LSE</u>
<b>Food and beverage</b>			
Restaurant	P	A <u>P</u>	<u>A</u>
Restaurant, with drive through	L	<u>L</u>	<u>SE</u>
Cocktail lounge, bar, tavern or night club	P	<u>P</u>	<u>SE</u>



# ULDC: Zoning Districts & TND On-Street Parking Topics

## Combine BW and ML to create LI (cont.)

BW and ML Use Table-Conflicts			
USE	BW – Wholesale/Warehousing	ML – Light Industrial	LI – Light Industrial (alternative approach)
<b>Personal services</b>			
Gym or fitness center	P	<del>SE</del> <u>P</u>	P
Indoor sports training facility	P	<del>L</del> <u>P</u>	P
Dance, art or similar studio	P	<del>SE</del> <u>P</u>	P
<b>Retail sales and service</b>			
Neighborhood convenience center	<u>L</u>	L	L
Convenience store	L	<u>L</u>	<u>L</u>
Furniture store	P	<u>P</u>	P
<b>Vehicle sales and service</b>			
Vehicle sales and service	SE	<u>SE</u>	SE
Service station	SE	<u>SE</u>	SE
Fuel Sales	SE	<u>SE</u>	SE
<b>Outdoor storage and display</b>			
Outdoor storage	A	<u>A</u>	A
Outdoor display	A	<u>A</u>	<u>A</u>
Remote parking	L	<u>L</u>	L
Building supply and lumber sales	P	<u>P</u>	P
<b>Light industrial</b>			
Research, development or experimental lab	<u>P</u>	P	P



## Combine BW and ML to create LI

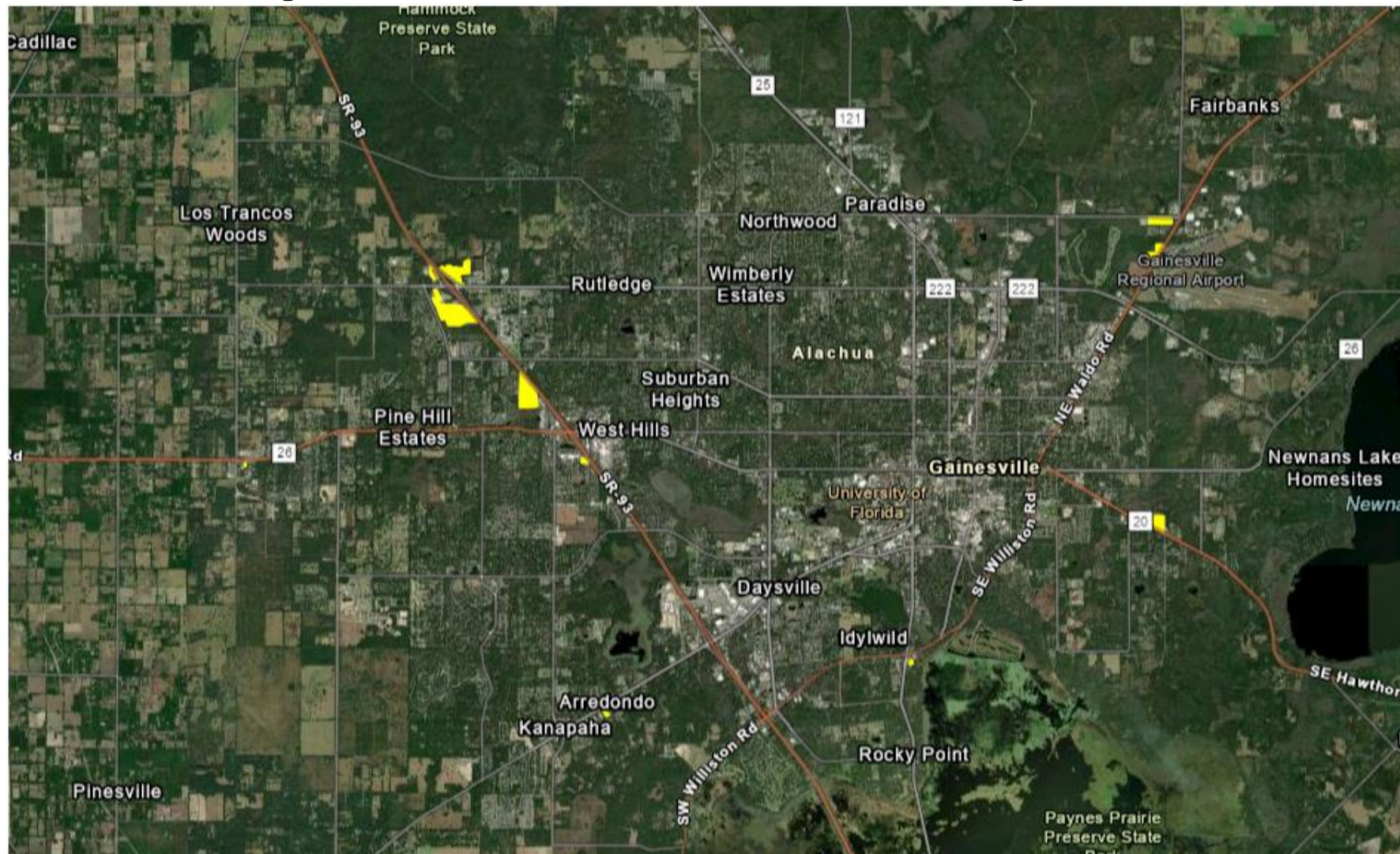
BW and ML Standards Setback and Height Conflicts		
Standard	BW – Wholesale/Warehousing	ML – Light Industrial
Rear setback	5	<del>10</del> <u>5</u>
Side setback	5	<del>10</del> <u>5</u>
Maximum height	<del>40</del> <u>60</u>	60





# ULDC: Zoning Districts & TND On-Street Parking Topics

## Map of Proposed LI Zoned Properties



## Residential Professional (RP) District (Sec. 403.18)

- Implements residential and office uses
- Underlying land use dictates density however if office is used there is no density
- **Propose deletion of district as it is not used**



# ULDC: Zoning Districts & TND On-Street Parking Topics

## BR-1 Uses

BR-1 Business, Tourist and Entertainment – Uses Recommended for Elimination or Addition	
USE	BR-1 – Business, Tourist and Entertainment
<b>Adult and Child Care</b>	
Adult Day Care	⚡ <u>A</u>
Child Care Center	⚡ <u>A</u>
<b>Educational Facilities</b>	
Educational facility, vocational school, business or technical school; college or university	<u>P</u>
<b>Community Services</b>	
Homeless shelter, principal use	<u>SU</u>
Soup kitchen, principal use	<u>SU</u>
Pet rescue organization	⚡
<b>Health and Medical Facilities</b>	
Medical clinic or lab	<u>P</u>
Veterinary clinic or hospital	⚡
<b>Food and Beverage</b>	
Cocktail lounge, bar, tavern or nightclub	<u>L</u>
Massage therapist	⚡
<b>Business and Professional Services</b>	
Bank or financial institution	<u>P</u>
<b>Overnight Accommodations</b>	
Bed and Breakfast	<u>P</u>



# Zoning Districts Proposed to be Consolidated with no Use or Standards Conflicts

- **MS and MP: Industrial Services and Manufacturing**  
**= HI: Heavy Industrial**
- **BA and BA-1: Business, Automotive**  
**= BA: Business, Automotive**



## Recommendations

- Combine
  - R-1aa and R-1a to create LDR
  - AP and BP to create ABP
  - BW and ML to create LI
  - MS and MP to create HI





## Recommendations (Cont.)

- Delete
  - RP
- Update Uses
  - BR-1



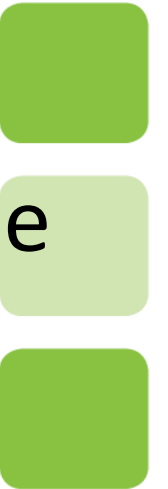
## Recommendations (Cont.)

- Change Nomenclature
  - R-1aa and R-1a to LDR
  - R-1b to MDSF
  - R-1c to LDMH
  - R-2 to MDMF
  - R-2a to MHDR
  - R-3 to HDR
  - BP and AP to ADP
  - BW and ML to LI
  - BA and BA-1 to BA
  - MS and MP to HI

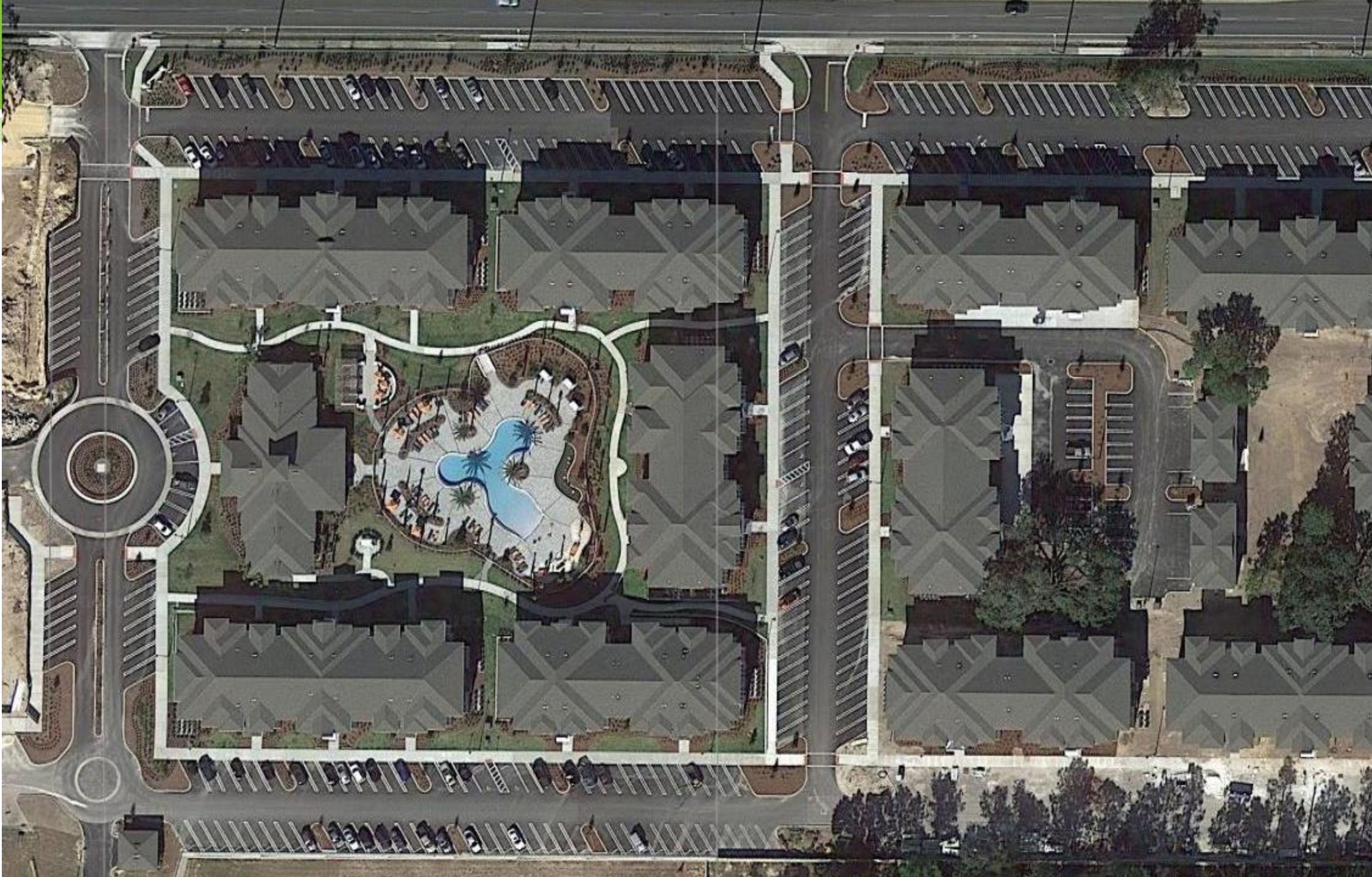


## TND On-Street Parking Issue

- Distance between collector or arterial road and building is in conflict with fundamental principals of TND development when certain parking patterns develop
- **Result:** A development that is pulled away from the street and not pedestrian in nature
- **Example:** Park Avenue TND distance is 94' between the 39<sup>th</sup> Avenue sidewalk and building facade







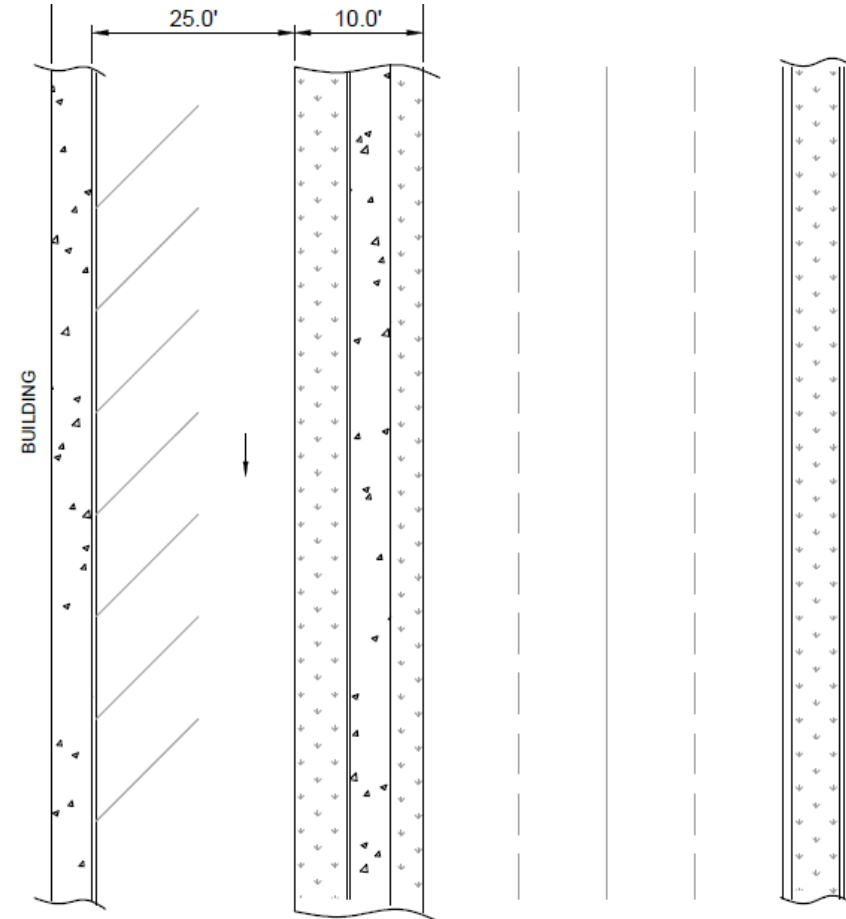






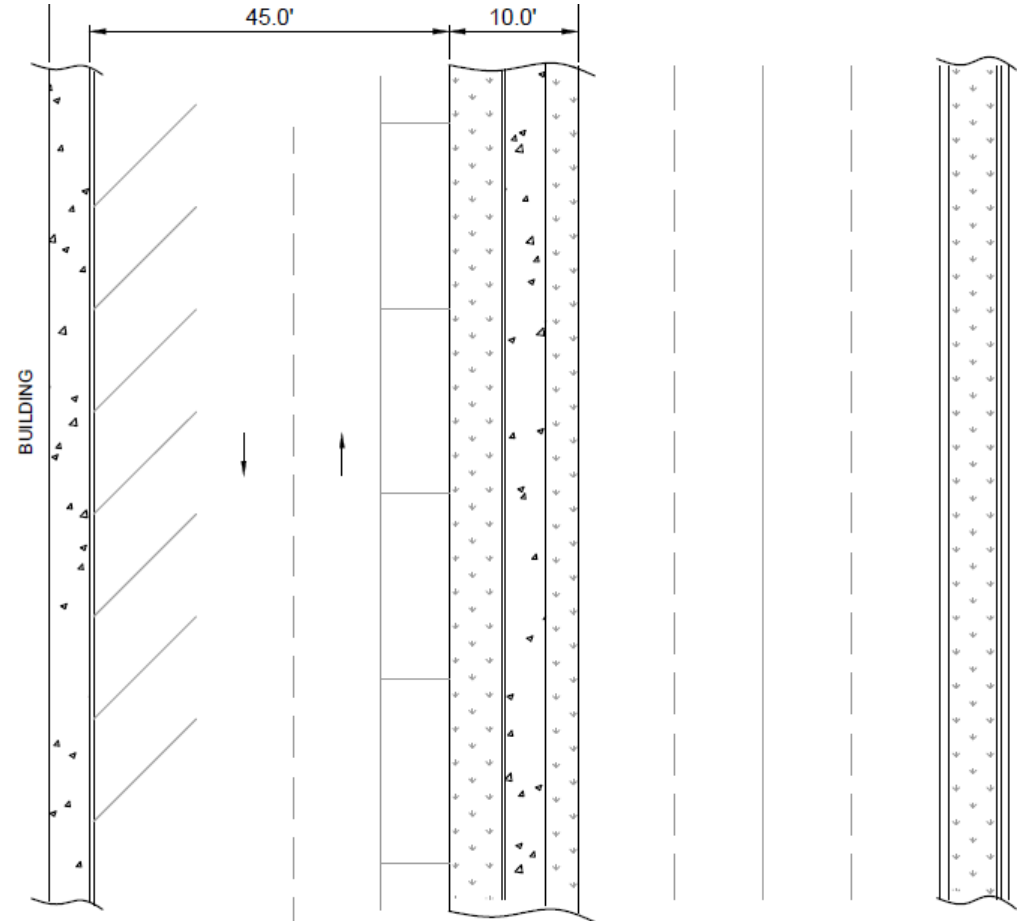
## TND On-Street Parking Option 1

- Angled parking only on one side of drive aisle



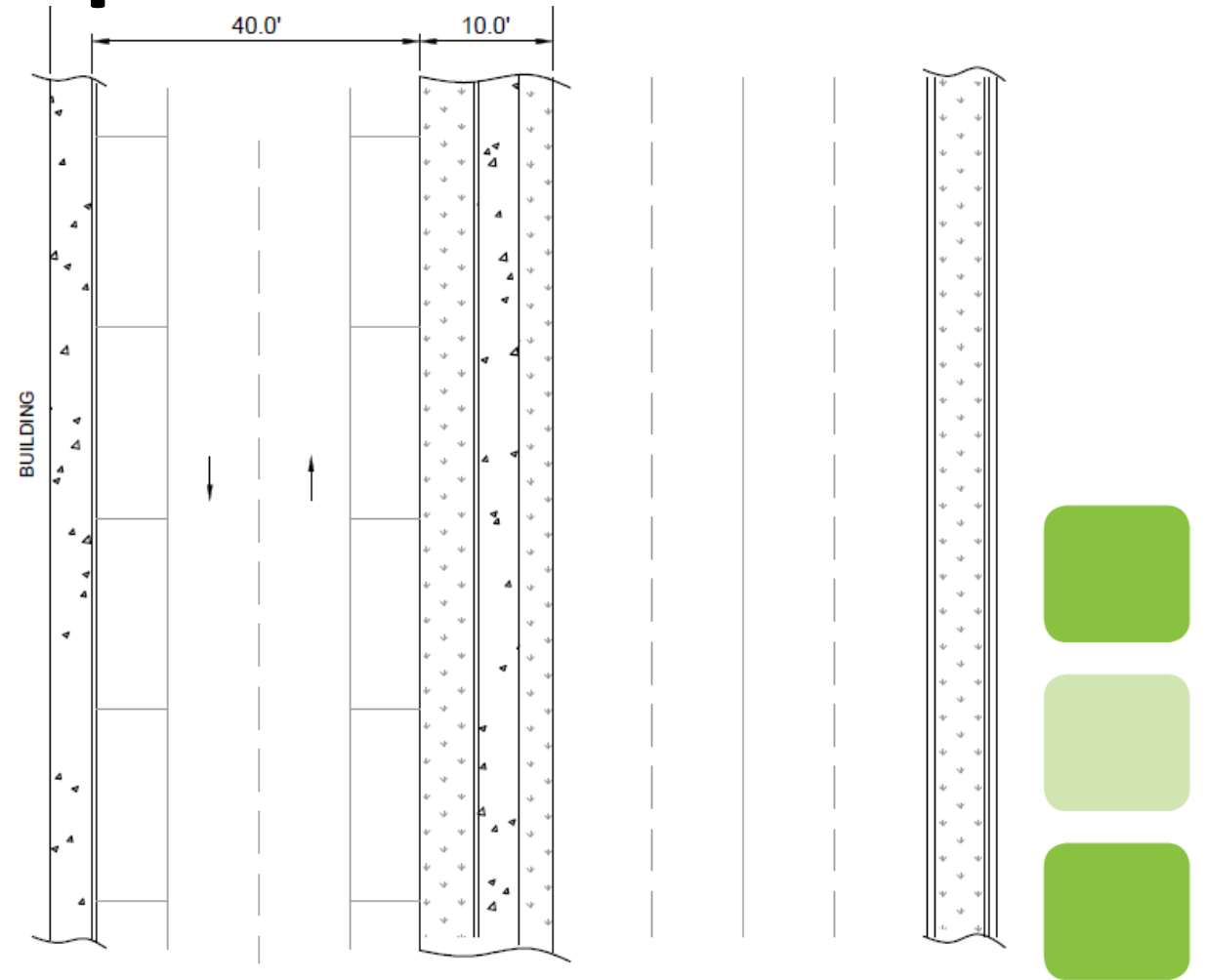
## TND On-Street Parking Option 2

- Angled parking on one side of drive aisle with parallel parking on the other



## TND On-Street Parking Option 3

- Parallel parking on both sides of the drive aisle



## TND On-Street Parking (Sec. 407.68)

407.68(d)

(4) *On-street parking.*

a. Defined on-street parking shall be provided on the majority of block faces within the Transit Supportive Area, and is allowed throughout the rest of the development. Bulb-outs and curb extensions shall be provided at a maximum interval of 200 feet. For block faces less than 200 feet, a bulb-out shall be provided at both ends of the block face.

b. Where onstreet parking is provided on a street which is parallel and immediately adjacent to an existing collector or arterial roadway, angled onstreet parking shall be limited to one side of the street.

~~b~~c. On through collector and arterial roadways with a projected AADT greater than 5,000 trips angled on-street parking shall be accessed via a drive aisle separated from through traffic by a landscaped median.

~~c~~d. Parallel on-street parking or angled parking accessed by a drive-aisle separated from through traffic by a landscaped median are allowed and encouraged on arterial and collector roadways so long as it can be done in a safe manner that does not negatively impact the operations of the facility.

~~d~~e. The use of semi-pervious materials, such as pavers or porous pavement, is encouraged within on-street parking areas to reduce stormwater runoff and delineate parking areas.



### Recommendation

- **The Board review the proposed amendments and offer direction on any issues discussed.**

