

ALACHUA COUNTY ULDC PROPOSED CHANGES TO CHAPTER 403: ESTABLISHMENT OF ZONING DISTRICTS

Alachua County has thirty-one (31) zoning districts and sub-districts. This provides for a very fine level of granularity that, in some cases, provides only a slight variation in densities and intensities between districts. Such a structure tends to be confusing to the regulated public but also can stifle flexibility by Alachua County.

The tables below show changes in allowed uses and where applicable lot and bulk standards for zoning districts recommended for collapsing. The approach taken in this endeavor was one of “doing no harm”. By that we mean no existing allowable uses were eliminated (except in the BR-1 zoning district) in the zoning districts and lot and bulk standards were not diminished. In the table below the red underlined letter represent additions to a district in order to align the uses and allow for consolidation.

**Table 403.02.1
Zoning Districts**

Abbreviation	Title
<i>Rural/Agricultural Districts:</i>	
A	Agriculture
A-RB	Agricultural Rural Business
AG-TDR	Agricultural (with Transfer of Development Rights)
C-TDR	Conservation (with Transfer of Development Rights)
<i>Residential Districts:</i>	
RE	Single family, Estate Residential
RE-1 R1-aa, R1-a, R-1e	Single family, Low Density
R-aa, R-a <u>LDR</u>	<u>Low Density Residential</u>
R-1e <u>LDMH</u>	Low Density Mobile Home
R-1b <u>MDSF</u>	Single family, Medium Density
R-2 <u>MDMF</u>	Multiple family, Medium Density
R-2a <u>MHDR</u>	Multiple family, Medium-High Density

Abbreviation	Title
R-3 HDR	Multiple family, High Density
Commercial Districts:	
ABP	Administrative/Business/Professional
AP	Administrative/Professional
BP	Business and Professional
BR	Business, Retail
BR-1	Business, Tourist and Entertainment
BH	Business, Highway
BA, BA-1	Business, Automotive
MB	Business Marine District
Industrial Districts:	
LI	Light Industrial
BW	Wholesale/Warehousing
ML	Light Industrial
MS, MP HI	Industrial Services and Manufacturing Heavy Industrial
Special Purpose Districts:	
PD	Planned Development District
RM	Manufactured-Mobile Home Park District
RM-1	Recreational Vehicle and Campgrounds District
RP	Residential Professional District
HM	Hospital/Medical District
C-1	Conservation District

Abbreviation	Title
P	Preservation District

AP (Administrative/Professional) and BP (Business and Professional) Zoning Districts

The table below shows the use conflicts encountered in combining the AP (Administrative/Professional) and the BP (Business and Professional) zoning districts into the proposed new Administrative/Professional/Business (APB) zoning district. Additionally, in order to conform AP to BP all new structures in the new APB district will have a 45-foot maximum height limitation. There are currently 20 properties zoned AP and 20 properties zoned BP.

AP/BP Table

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

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.

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

Business, Tourist and Entertainment (BR-1) Zoning District

The table below shows uses for the Business, Tourist and Entertainment (BR-1) zoning district. The uses recommended for elimination represent inconsistencies of the intent of this district as expressed in the Comprehensive Plan.

BR-1 Table

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

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Prohibited Uses, indicated by a blank cell in the table.

BW (Wholesale/Warehousing) and ML (Light Industrial) Zoning Districts

The table below shows the use conflicts encountered in combining the BW (Wholesale/Warehousing) and the ML (Light Industrial) zoning districts into the proposed new Light Industrial (LI) zoning district. The third column in this table represents an alternative approach to combining these districts that would reduce some of the uses in the current BW district. Additionally, in order to conform BW to ML all new structures in the new LI district will have a 60-foot maximum height limitation and rear and side setbacks of 5 feet. There are currently 17 properties zoned BW and 6 properties zoned ML.

BW and ML Table

USE	BW – Wholesale/ Warehousing	ML – Light Industrial	LI – Light Industrial (alternative approach)
Community services			
Commercial animal boarding or training facility	SE	SE	SE
Health and medical facilities			
Veterinary clinic or hospital	L	L	L
Massage therapist	L	L	L
Transportation terminals			
Airport	SE	SE	SE
Helicopter landing pad	SE	SE	SE
Entertainment and recreation			
Outdoor recreation	LSE	LSE	LSE
Food and beverage			
Restaurant	P	A-P	A
Restaurant, with drive through	L	L	SE
Cocktail lounge, bar, tavern or night club	P	P	SE
Personal services			
Gym or fitness center	P	SE-P	P
Indoor sports training facility	P	L-P	P
Dance, art or similar studio	P	SE-P	P
Retail sales and service			
Neighborhood convenience center	L	L	L
Convenience store	L	L	L
Furniture store	P	P	P

USE	BW – Wholesale/ Warehousing	ML – Light Industrial	LI – Light Industrial (alternative approach)
Vehicle sales and service			
Vehicle sales and service	SE	<u>SE</u>	SE
Service station	SE	<u>SE</u>	SE
Fuel Sales	SE	<u>SE</u>	SE
Outdoor storage and display			
Outdoor storage	A	<u>A</u>	A
Outdoor display	A	<u>A</u>	<u>A</u>
Remote parking	L	<u>L</u>	<u>L</u>
Building supply and lumber sales	P	<u>P</u>	P
Light industrial			
Research, development or experimental lab	<u>P</u>	P	P

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Prohibited Uses, indicated by a blank cell in the table.

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

R-1a (Single Family, Low Density) and R1-aa (Single Family, Low Density) Zoning Districts

The table below shows the density conflict encountered in combining the R-1a (Single Family, Low Density) and the R-1aa (Single Family, Low Density) zoning districts into the proposed new Low Density Residential (LDR) zoning district. This proposed change entails increasing the density in those parcels currently zoned R-1aa from a maximum of 3 dwelling units per acre to 4 dwelling units per acre. There are currently 392 properties zoned R-1a and 42 properties zoned R-1aa.

R-1a and R1-aa Table

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 4 du/acre

MS & MP (Industrial Services and Manufacturing) and BA & BA-1(Business Automotive) Zoning
Proposed Consolidation of Districts

The following zoning districts recommended for consolidation have no use or standards conflicts:

MS and MP	Industrial Services and Manufacturing
BA and BA-1	Business, Automotive

Proposed Elimination of District

The RP (Residential Professional District) is a zoning district that is not used throughout the County. It is therefore recommended that this zoning district be eliminated.