
CHAPTER 407. – ARTICLE VIII. - SUBDIVISION REGULATIONS

SEC. 407.72. - PURPOSE.

It is the purpose of this article to provide criteria for the subdivision of land for residential purposes and to implement policies of the Comprehensive Plan.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 07-07, § 2(Exh. A), 4-27-07)

SEC. 407.73. - GENERAL PROVISIONS.

- (a) All subdivision applicants are required to file a plat in accordance with Article XII of Chapter 402 except as provided for below in subsection (f) and in section 407.75.
- (b) All subdivisions located within areas designated rural/agriculture on the Future Land Use Map ~~2020~~ 2040 and containing ~~25~~ 10 or more lots shall be designed as a ~~rural/agriculture~~ clustered rural residential subdivision consistent with section 407.77 and 407.78 of this article.
- (c) For subdivisions located within areas designated rural/agriculture and not designed as a ~~rural/agriculture~~ clustered rural residential subdivision as provided in section 407.77, no more than 150 lots smaller than eight acres in size, shall be authorized in a calendar year.
- (d) No subdivision may be created without paved public road access and all subdivisions created must have internal paved roads that meet county standards, except as provided in section 407.75, section 407.76 and section 407.154. Paved public road access does not include alternative surface treatments utilized as a part of the Alachua County Unimproved Road Program.
- (e) No person may divide a lot of record, which does not meet the definition of parent tract unless they comply with these subdivision regulations.

. . . [Procedural and other details of Subdivision regulations that are unaffected by the Comprehensive Plan amendments and are not proposed for change are omitted from this draft for readability.] . . .

SEC. 407.74. - SUBDIVISION DESIGN PROCESS AND DEVELOPMENT PLAN REQUIREMENTS.

. . . [Procedural and other details of Subdivision regulations that are unaffected by the Comprehensive Plan amendments and are not proposed for change are omitted from this draft for readability.] . . .

SEC. 407.75. - FAMILY HOMESTEAD SUBDIVISIONS.

. . . [Procedural and other details of Subdivision regulations that are unaffected by the Comprehensive Plan amendments and are not proposed for change are omitted from this draft for readability.] . . .

SEC. 407.76. - SUBDIVISIONS WITH ~~UNPAVED ROADS~~ NO MORE THAN 9 LOTS IN THE RURAL AGRICULTURAL AREA.

[Note: Existing regulations in section 407.76 address rural subdivisions with unpaved roads, which were previously limited to no more than 6 lots; regulations in this section have been restructured to apply to all subdivisions with no more than 9 lots, which is the number that the previous 6 lot threshold was changed to in Comprehensive Plan Policy amendments.]

~~The DRC may approve a development plan for a with the construction of a private, unpaved road~~ **Subdivisions, including clustered rural residential subdivisions meeting the requirements of section 407.77 and 407.78 of this article, with no more than 9 lots** in the rural/agricultural area as defined by the Future Land Use Element of the Comprehensive Plan **may be approved provided they meet** ~~upon~~ the following conditions:

- (a) Such subdivisions shall be platted and approved by the BOCC.
- (b) A parent parcel, existing as of October 2, 1991, shall not be divided into more than ~~six~~ nine lots, including the residual, without having internal paved roads throughout the subdivision. Only one such subdivision shall be allowed per parent parcel.
- (c) **An internal road shall be provided for the lots in the subdivision to access a public roadway, except as provided in (d) below, subject to the following standards:**
 - (1) Where an internal private easement road is proposed, it must meet county standards in accordance with Sec. 407.141(b).**
 - (2) The private easement road must provide a direct connection to a public road with sufficient right of way to meet county standards. The internal road may be paved or unpaved, but must meet the minimum requirements in (g) below.**
 - (3) Lots fronting the internal private easement road shall not have direct access to public roadways.**
- (d) **Individual or shared driveways that provide direct access from any lots to a public roadway may be allowed subject to the following:**
 - (1) Such direct access is required to avoid impacts to conservation resources, tree canopy preservation areas, natural drainage features, or other landscape features.**
 - (2) Subdivisions of three lots or less that have frontage on a public roadway may provide direct connection to the roadway utilizing individual or shared driveways.**

- (3) Total connections to public roadways, including internal roads in accordance with (c) and individual or shared driveways, shall be limited to two per subdivision and shall meet the standards of Article 13 of this Chapter.
- ~~(d)~~(e) Unpaved roads created prior to May 2, 2005 shall not be required to be paved with the development of the remainder of the parent parcel unless that road is used for access to the newly created lots.
- ~~(e)~~ ~~A private easement road internal to the subdivision may be utilized where such internal subdivision road provides a direct connection to a public road with sufficient right of way to meet county standards and:~~
- ~~(1) Those lots fronting on an existing public road shall be restricted to access to the internal road.~~
- ~~(2) The internal subdivision roads must meet county standards for minimum width, stabilization requirements, and maintenance.~~
- ~~(f)~~ ~~A private easement road internal to the subdivision may connect to an unpaved, public road provided said roads have adequate deeded right of way to a paved public road.~~
- ~~(g)~~(f) The applicant shall provide and have recorded in the public records of Alachua County a document, in such form as the BOCC may require, setting forth deed restrictions for the entire property for which the subdivision is approved. Such document shall include, at a minimum, the following:
- (1) No further subdivision of any lot shall be permitted without full compliance with all county regulations.
- ~~(8)~~(2) A declaration that the deed restrictions shall be binding on all parties, their heirs, personal representatives, successors, grantees and assigns and shall run with the land.
- ~~(2)~~(3) A roadway easement is If an internal private easement road is proposed:
- a. The road shall be set aside for common ownership and maintenance.
- ~~(3)~~ b. The maintenance and financial responsibility for the easement road shall be borne by the lot owners using the roadway owners in the subdivision.
- ~~(4)~~ ~~The easement shall be a minimum of 40 feet in width. The easement shall be cleared to a minimum required for emergency vehicle access and provision for utilities.~~
- ~~(5)~~ ~~The roadway shall be constructed in accordance with the criteria outlined in (h) below, and maintained and made passable at all times.~~

- ~~(6)~~ **c.** _____ The roadway shall be accessible to and subject to all emergency, public service, utility and refuse vehicles and all other similar vehicles deemed necessary to pass and repass over such roadway and use the same to protect the safety and welfare of all residents served by the roadway and such right to use the roadway shall not be subject to revocation.
- ~~(7)~~ **d.** _____ A declaration that the roadway is a private road which is neither dedicated to nor accepted by Alachua County and that the maintenance of the road is not the responsibility of the County, regardless of use by public service vehicles.
- ~~(8)~~ ~~A declaration that the deed restrictions shall be binding on all parties, their heirs, personal representatives, successors, grantees and assigns and shall run with the land.~~

~~(h)(g)~~ A development plan consistent with Sec. 407.141(b) is required, including ~~plan and profile and cross-sections of the roadway, prepared by a professional engineer, registered in the State of Florida, for the roadway and drainage improvements shall be submitted to the County Engineer's office. The minimum design criteria are as follows:~~

- (1) Centerline survey of the easement road with curve data.
- (2) A typical cross-section ~~with a minimum width of 20 feet limerock stabilized surface with a Limerock Bearing Ratio (LBR) 35, with minimum shoulders of two foot width and swales sufficient to accommodate the drainage. The depth of the stabilized surface shall be six inches.~~
- (3) Plan and profile cross-sections of the roadway, prepared by a professional engineer, registered in the State of Florida, for the roadway and drainage improvements.
- ~~(3)(4)~~ A stormwater management plan with accompanying calculations and supporting soils and topographical data. If the internal easement road is paved, stormwater requirements in Article 9 shall apply.
- ~~(4)(5)~~ ~~The Any~~ entrance culvert, where appropriate, shall be reinforced concrete pipe with mitered ends.
- ~~(5)(6)~~ ~~The Any~~ turnout shall have a minimum radius of 30 feet and be paved within the public right-of-way, if the public roadway is paved.

(Ord. No. 05-10, § 2, 12-8-05)

SEC. 407.77. - ~~RURAL/AGRICULTURE~~ CLUSTERED RURAL RESIDENTIAL SUBDIVISION.

Clustering of rural residential development is encouraged, and required in subdivisions of 10 or more lots, in order to protect natural and historical resources, retain viable agriculture, minimize land use conflicts, provide for recreational and habitat corridors through linked open space

networks and achieve flexibility, efficiency and cost reduction in the provision of services and infrastructure.

- (a) *Establishment.* All ~~rural/agriculture~~ clustered rural residential subdivisions shall comply with the requirements of this section and section 407.78. The submission requirements and review procedure for ~~rural/agriculture~~ clustered rural residential subdivision development plans shall be in accordance with Chapter 402, Chapter 406, and Section 407.74.

(b) Key Concepts for Clustered Rural Residential Subdivisions.

- (1) *Clustering.* Each clustered rural residential subdivision shall group principal buildings and structures together on a portion of the site and save the remaining land area for open space, conservation of natural resources, agriculture, recreation and other shared uses.
- (2) *Design Sequence.* Each clustered rural residential subdivision shall be designed following a specific sequence of steps that prioritizes open space and ensures development components such as houses and roads achieve a fit with the land based on the physical characteristics that are present onsite.
- (3) *Open Space.* The design of each clustered rural residential subdivision shall begin with inventory and analysis of natural and physical features and characteristics of the site to identify and design a cohesive Open Space area. The Open Space shall be permanently protected and act as the overall organizing element of the development.
- (4) *Developed Area.* The Developed Area of each clustered rural residential subdivision shall be located outside of the Open Space and include the home sites. The developed area shall be concentrated on the least sensitive portion of the site and designed to minimize impacts to the Developed Area, the Open Space, and areas offsite, and meet specific design requirements in Section 407.78.
- (c) *Design Process.* The design process for each clustered rural residential subdivision shall occur in the following sequence: identify Open Space giving priority to conservation areas in accordance with Section 407.77(d), identify Developed Area, locate streets and locate individual lots and improvements.
- ~~(b)(d)~~ *Open Space requirements.* A minimum of 50 percent Open Space shall be provided in all ~~rural/agriculture~~ clustered rural residential subdivisions. Open Space areas shall be established consistent with Article V, Open Space, of this chapter.

(1) *Uses.*

a. Permitted uses in the open space area may include:

- ~~i.~~1. Natural resource conservation areas;
- ~~ii.~~2. Non-intensive agriculture, ~~as defined in Chapter 410 in the form of community gardens or small-scale farms that provide direct use food production for residents of the development or direct sales through means such as community-supported agriculture (CSA), local farmers markets, restaurants, or other means that contribute to the local food economy of Alachua County;~~ as defined in Ch. 410;
- 3. Non-intensive silviculture employing natural forest management practices;
- ~~iii.~~4. ~~Common~~ Open space as defined in Ch. 410;
- ~~iv.~~5. Resource-based recreation uses which maintain the undeveloped area in a natural state; this may include horses and associated pastures and trails for personal recreation use;
- ~~v.~~6. Up to one-half of the required Open Space area may include:
 - ~~i.~~ Stormwater facilities;
 - ~~vi.~~ii. Common water supply systems and common septic system drainfields consistent with Article XI, Water and Wastewater Service, of this Chapter;
 - ~~vii.~~iii. Common renewable energy systems;
 - ~~viii.~~ ~~One residential unit used as a homestead immediately prior to the creation of the rural/agriculture clustered subdivision can continue to be used as a homestead within the open space area and will not be counted toward the total number of units allowed in the rural clustered subdivision.~~

b. Prohibited uses in any ~~rural/agriculture~~ clustered rural residential subdivision include:

- 1. ~~The~~ more intensive agriculture uses such as concentrated animal density generally associated with milking barns, feed lots, chicken houses, or holding pens.
- 2. Intensive silviculture uses of planted monoculture “plantation” forests, with intensive management regimes

that include practices that are adverse to the natural resource values and functions of a natural forest system, shall not be allowed in any clustered rural residential subdivision.

(2) *Permanent protection of the open space areas.*

- a. All Open Space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land to set forth conditions and restrictions on use, **such as provisions for maintaining conservation and agricultural areas in their approved uses.**
- b. All Open Space area and lots shall be restricted from further subdivision through an instrument in a form acceptable to the County and duly recorded in the public record which assures the preservation and continued maintenance of the open space.
- c. The boundaries of designated Open Space areas shall be clearly delineated on plans, including record plats, and marked in the field to distinguish these areas from developed areas.

(3) *Ownership and maintenance of the Open Space areas.* Ownership and maintenance of open space shall be by one or a combination of the following:

- a. Original landowner at the time of plat recording **with provision for transition of ultimate ownership and control to one of the entities below;**
- b. Homeowners association;
- c. Established land trust;
- d. Non-profit conservation **or agricultural** organization;
- e. Alachua County, with county approval;
- f. Other public agency (e.g. water management district).

If the open space is not properly maintained, the County may assume responsibility of maintenance and charge the property owner or homeowners association a fee which covers maintenance and administrative costs.

(4) *Management plan.* A final development plan for a ~~rural/agriculture~~ clustered **rural residential** subdivision shall include an Open Space management plan.

- a. The management plan shall establish management objectives **consistent with Conservation and Open Space Element objectives and policies for preservation, enhancement, and restoration of**

natural and water resource values, protection of public health and safety, outline procedures, and define the roles and responsibilities for managing the Open Space.

Timing of transfer of ownership and maintenance from original landowner or developer to the homeowners association shall occur no later than the events specified in F.S. 720.307, or if transfer is to occur upon an event earlier than required by Florida law such as a lower percentage of lots conveyed, then it shall occur as specified in the governing documents for the homeowners association.

b. Where agriculture and silviculture operations are proposed, the management plan shall identify protection of natural and water resource values according to the following standards:

1. Agriculture or silviculture operations shall not occur within surface waters and wetlands and their buffers, significant plant and wildlife habitat, listed species habitat, or significant geologic features and their buffers. Existing operations shall demonstrate restoration of these resources if previously impacted.
2. Agriculture and silviculture operations shall employ practices that promote water conservation, nutrient management, and select the least toxic alternative methods for weed and pest control. Such considerations shall be demonstrated in detail in the management plan. Operations shall employ the latest technology to minimize water use and nutrient leaching and runoff, to the greatest extent possible.
3. Any existing or proposed forestry/silviculture operations shall apply Natural Forest Management practices to restore or maintain the natural community structure and species composition of a natural forest community. Provisions for the restoration or management of the natural forest community, including the timing and type of activities to accomplish this goal (such as selective harvesting, prescribed fire) shall be included in the management plan.
4. Certified Naturally Grown or organic standards and principles of regenerative agriculture shall be permitted to the extent they are consistent with policies in the Comprehensive Plan for natural resource protection. Additionally, sources such as University of Florida Institute of Food and Agricultural Sciences (UF IFAS) can be utilized regarding recommended

practices for certain agricultural activities, such as animal stocking and crop planting rates, provided they are protective of natural and water resource values.

- c. Management shall include wildfire mitigation. Existing silviculture operations shall be managed to minimize fire risk and must transition to natural forest management.
- d. The Open Space shall remain usable and accessible to the residents of the subdivision. Access to the open space shall be provided according to standards in Chapter 407, Article 5.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2020-09, § 2(Exh. A), 3-10-20)

SEC. 407.78. - ~~RURAL/AGRICULTURE~~ CLUSTERED RURAL RESIDENTIAL SUBDIVISION DESIGN PROCESS FOR DEVELOPED AREA.

In addition to the design process described in Section 407.74 and 407.77, the following steps shall be taken in the design of a ~~rural/agriculture~~ clustered rural residential subdivision.

- (a) *Identify developable area and locate lots.* The following standards shall apply to all developable areas within clustered subdivisions.
 - (1) The developable area shall be located outside the designated Open Space area.
 - (2) Within the developable area, development of residences and infrastructure shall accommodate, to the extent possible, existing natural features, including site topography, ~~water courses, wetland, sinkholes,~~ tree and vegetation lines and similar natural resources.
 - (3) Developable area and lot locations shall be identified in accordance with Table 407.78.1.
 - (4) The developed area of any rural/agriculture clustered subdivision shall be designed to minimize the visibility of structures from public roadways located at the perimeter of the subdivision through the use of one or more of the following techniques:
 - a. Centralizing the developed area in the interior of the property, if consistent with the protection of Open Space;
 - b. Use of extensive setbacks from the perimeter of the subdivision to any developed area;
 - c. Use of roadway alignments that minimize visibility;

- d. Use of buffering, including the planting of additional trees and vegetation;
 - e. ~~Use of fences and walls constructed using materials, colors and styles consistent with the character and context of the area in which located; and~~
 - f.e. Retention of trees and understory on individual lots.
- (b) *Buffering of conservation and preservation areas.* When located adjacent to a conservation or preservation area, a ~~rural/agriculture~~ clustered **rural residential** subdivision shall provide a buffer as indicated in Chapter ~~405 and 406~~ of this ULDC.
- (c) *Location of roads.* Within a ~~rural/agriculture~~ clustered **rural residential** subdivision, the location and construction of roads shall be dependent upon the location of designated Open Space areas, the identification of most appropriate developed areas, and the anticipated location of individual lots based upon location criteria for such sites. Criteria applicable to the location of roads to serve a rural/agriculture clustered subdivision are listed below.
- (1) *Construction specifications.* The roads within a clustered **rural residential** subdivision shall be designed to meet the narrowest road profile contained in Table 407.~~80.1140.1~~ that shall be adequate to carry projected traffic, considering required connections to roads serving other residential development, and connections to public roads located along the perimeter of the development.
- ~~(2) *Buffers and setbacks.* Roads shall be installed to comply with the minimum buffer and setback requirements from surface waters and wetlands established in Chapter 406, Article VI.~~
- ~~(3)~~(2) *Site-Location criteria.* All roads shall be located so as to minimize alteration of existing terrain, and shall comply with the criteria listed below.
- a. Use of existing topography. Roads shall be located to follow the natural topography and terrain, rather than to be located so as to require extensive alteration by cut and fill or other construction methods.
 - b. Use of existing natural features. In addition to following existing topography, roads shall be located adjacent to field edges or tree lines, to avoid excessive removal of natural trees and vegetation.
 - c. Use of existing paths or trails. The use of existing vehicular access roads, paths or trails is encouraged.
 - d. Connectivity. ~~Roads shall connect internally with~~ **Connections shall be provided to** adjacent residential development, **except for developments of 9 lots or less utilizing the provisions of Section 407.76.**

(3) *Road improvements.* All internal, ~~connecting and local~~ roads shall comply with applicable county standards for width and paving, including paved public road access ~~to public roads~~, except as provided under (c). In addition, all roads shall comply with the following criteria:

- a. The roads shall be dedicated for maintenance purposes to an entity approved by the DRC, and may include the County, a homeowners' association, other public agency or similar entity; and
- b. The roads shall be designed to minimize the number of driveways or similar connections to rural collector and arterial streets.
- c. For clustered subdivisions of 9 or less lots the requirements and limitations of section 407.76 shall also apply.**

Emergency access. When required, access for emergency service vehicles shall be designed consistent with the requirements of subsection 407.140(a)(6).

(d) *Protection of agricultural activities.*

(1) *Buffering required.*

- a. When located adjacent to agricultural activities that exist either on an adjacent property or within all or part of the Open Space area of the ~~rural/agriculture~~ clustered rural residential subdivision, buffering shall be provided. The width and type of buffer, is to be determined on an individual basis for each ~~rural/agriculture~~ clustered rural residential subdivision and in no case shall be less than forty feet in width. A minimum buffer width of two hundred feet shall be provided when the developed area is adjacent to intensive agricultural uses. Determination of the width and type of buffer shall be based on the following factors:
 - i. The location, type and scale of agricultural activities;
 - ii. The location of the developed area in relation to the agricultural activities.
 - iii. The absence of trees and understory vegetation in the proposed buffer area to provide an opaque screen of agricultural activities on abutting properties;
 - iv. The absence of topographic features in the proposed buffer area to provide an opaque screen of agricultural activities on abutting properties; or
 - v. The presence of other significant structures used for large scale commercial or industrial activities permitted by the Comprehensive Plan or this ULDC.

- b. Where a ~~rural/agriculture~~ clustered rural residential subdivision is adjacent to intensive agricultural uses on adjoining properties and a determination has been made to grant approval of a buffer less than 200 feet in width, appropriate language shall be included in the homeowner's association documents. Such language shall state that the subdivision abuts an intensive agriculture use and the owners do not have valid complaints regarding permitted and allowable activities associated with the agricultural use.
- (2) *Fencing permitted.* Where useful or necessary for the protection of the agricultural activity, agricultural lands included in permitted Open Space in such a subdivision may be fenced. The fencing, if any, shall be in addition to the required buffers.
- (e) *Potable water and wastewater.* A final development plan for a ~~rural/agriculture~~ clustered rural residential subdivision shall include an overall plan for furnishing water and wastewater services consistent with Article XI of this chapter and including the method for providing potable water and wastewater treatment to individual residences. ~~Community wells and septic systems are encouraged within areas where centralized systems are not available.~~
- (f) *Stormwater Management ~~treatment~~ plan.* A final development plan for a ~~rural/agriculture~~ clustered rural residential subdivision shall include a detailed engineering plan for stormwater management consistent with article IX of this chapter. Stormwater management should be designed to maximize overland flow through natural drainage systems and grassed overland (roadside and lot line) swales. The use of plants and natural land forms shall be required to slow, hold, and treat runoff from development. Water Quality treatment provided by roadside and lot line swales contribute to meeting the stormwater treatment performance standards in Chapter 77, Article 3, Section 77.27, including Low Impact Design requirements, and should be included in the calculations required by Chapter 77, Article 3.
- (g) *Dimensional standards for rural/agricultural clustered subdivisions* Dimensional standards for rural/agriculture clustered subdivisions are set forth in table 407.78.1 below:

Table 407.78.1 Dimensional Standards for Rural/Agriculture Clustered <u>Rural Residential</u> Subdivisions			
Property Development Standard		Requirement	Additional Requirements
Area for clustered subdivision, min.		20 acres	Property shall be located in areas designated as Rural/Agriculture.
Density, max. (units/acre)		1 dwelling unit/5 acres	Gross Residential Density
Open Space, min.		50%	Measured from gross site area
Lot Dimensions:			
Area, min. (standard lot)		1 acre	<u>Where there is a demonstration that the associated sanitary systems will cause no degradation of surface water or groundwater quality, as determined by the Alachua County Environmental Protection Department, lots as small as ½ acre may be allowed consistent with Table 407.110.1. A Department of Health approved nitrogen reducing enhanced septic system may qualify for this exception.</u> When dwelling served by individual well or septic tank
Area, min. (small lot)		0.5 Acre	Applicant must demonstrate that smaller lot size will not cause groundwater quality degradation at or above the standard of 1 acre lot with individual septic tank system and demonstrates compliance with all applicable Health Department and water resource protection requirements
Width at front building line, min		75 ft	None
Lot depth, min		100 ft	None
Setback Dimensions, Principal and Accessory Structures:			
Front, min.	Principal	25 ft	Same for Accessory Structures
Rear, min.	Principal	30 ft	10 ft for Accessory Structures

Table 407.78.1 Dimensional Standards for Rural/Agriculture Clustered <u>Rural Residential</u> Subdivisions			
Property Development Standard		Requirement	Additional Requirements
Interior side, min.	Principal	12.5 ft	15 ft for Accessory Structures
Street side, min.	Principal	40 ft	Same for Accessory Structures
<i>Building Standards:</i>			
Height, max. at eaves		35 ft	None
Building coverage, max.		25%	<ul style="list-style-type: none"> Includes all areas under a permanent roof, including garages, porches, patios, etc. Does not include pools, pool decks, recreational facilities such as tennis or basketball courts
Impervious coverage, max.		40%	<ul style="list-style-type: none"> Includes all building coverage and recreational amenities including pools and courts Includes all paved parking and driveway areas

- (1) *Reduction of property development regulations.* As part of a final development plan approval, the DRC may reduce the minimum property development standards in Table 407.78.1 above for front setback, rear setback, lot width and lot depth by no more than 25 percent, upon a determination that the reduction shall:
- Allow preservation of heritage, champion or desirable mature trees;
 - Preserve or enhance existing natural drainage features;
 - Enhance one or more features associated with Open Space; or
 - Allow maximum use of and minimum alteration to topographical features;
 - Allow the use of topographic features in establishing the exact location of roads or individual lot lines.

- (2) *Variances to property development regulations prohibited.* The DRC shall not grant a variance to reduce any property development regulation established by this section.
- (h) *Density incentives for ~~rural/agriculture~~ clustered rural residential subdivisions.* Maximum density as provided in Table 407.78.1 above may be increased in accordance with Table 407.78.2 for a parent tract established prior to October 2, 1991 ~~and with the criteria in subsection (i) below.~~

Table 407.78.2 Maximum Rural/Agricultural Residential Density	
Potential additional units allowed*	Requirement
2 units for each subdivision	Minimum of 50% permanent Open Space
1 additional unit	Per 10 acres of conservation area <u>or agriculture area, per Section 407.77(d)(1)a.1&2 and (4)</u> , permanently protected as Open Space
1 additional unit	Per 20 acres of permanent non-conservation area permanently protected as Open Space
<p><i>Note:</i></p> <p>Parcels that include or are adjacent to conservation or preservation areas shall not receive higher density or intensity consideration than the currently adopted designations unless adequate natural resources protection is ensured pursuant to Comprehensive Plan policies and requirements.</p>	

- ~~(i) **Residential homestead exception.** In addition to the provisions for additional units established by this section, a dwelling unit that was used as a homestead prior to the creation of the clustered subdivision:~~
- ~~(1) May continue to be used as a homestead;~~
- ~~(2) May be located in a designated Open Space area; and~~
- ~~(3) Shall not be included within the calculation of maximum gross density for the subdivision.~~

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 08-06, § 2(Exh. A), 4-22-08; Ord. No. 09-01, § 2(Exh. A), 2-24-09; Ord. No. 12-09, § 2(Exh. A), 10-9-12; Ord. No. 2018-23, § 2(Exh. A), 10-9-18; Ord. No. 2020-09, § 2(Exh. A), 3-10-20)

Editor's note— Ord. No. 09-01, § 2(Exh. A), adopted Feb. 24, 2009, repealed former § 407.78.5 in its entirety which pertained to subdivision street network standards and derived from Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06.

CHAPTER 407. – ARTICLE XIII. – ACCESS MANAGEMENT AND STREET NETWORK STANDARDS

SEC. 407.141. - MINIMUM DESIGN AND CONSTRUCTION STANDARDS FOR STREETS AND DRAINAGE SYSTEMS.

The purpose of this section is to identify street design and construction standards required as a condition of final subdivision approval.

- (a) *Determination of street types.* Street types shall be determined on the basis of the number of vehicle trips per day generated by each type of land use contemplated for the development and on the Alachua County Corridor Design Manual. The number of vehicle trips generated shall be calculated based on the 8th Edition Trip Generation Manual published by the Institute of Transportation Engineers, Washington D.C., as incorporated by Rule 14-96.005(4)(a), F.A.C. A trip generation and distribution analysis shall be performed by a transportation professional in accordance with generally accepted engineering practices and shall require approval by the county engineer. The average daily traffic volumes shall be shown at each approach of every street intersection within the development.
 - (1) The lane width of the proposed streets shall be based upon the projected average daily trips (ADT), land use context and standards outlined in the Alachua County Corridor Design Manual.
 - (2) All streets, whether public or private shall be designed and constructed in accordance with the State of Florida Manual of Uniform Minimum Standards For Design, Construction and Maintenance For Streets and Highways, the "Construction and Inspection Standards of the Public Works Department", the Alachua County Corridor Design Manual and these regulations. Typical street section drawings may be obtained from the county engineer.
- (b) *Excluded facilities.* Access ways, alleys and driveways leading to on-site parking in common areas or to individual lots **and private roads in rural residential subdivisions of fewer than 10 lots** may be excluded from the definition of a street, provided that the following occur:
 - (1) Estimated average daily traffic does not exceed 400 trips at full development for multiple-family or 125 trips for single-family detached lots.
 - (2) Appropriate provisions are made for the private maintenance of these areas.
 - (3) These areas serve only those lots adjacent to the common areas or easements.
 - (4) The maximum distance from the public street road to the most distant lot or parking space in the common area or easement as measured along the centerline of the access way or driveway is no greater than 1,000 feet.

- (5) Such access ways, alleys, driveways and associated parking areas shall meet the existing off-street parking requirements of Alachua County, as well as criteria established in this article. The minimum width of pavement for this access shall be ten feet for ADT less than 200 and 16 feet for ADT greater than 200.
- (6) For private roads in rural residential subdivisions with fewer than 10 lots, the road shall have a traveled width of 18 feet with a minimum LBR of 35, two foot stabilized shoulders and a minimum depth of 6 inches for the stabilized area. Private roads may be paved. Private roads shall be in an easement or common area not less than 40 feet in width. Drainage for private roads shall be designed to meet the requirements of this ULDC.**

CHAPTER 410. – ARTICLE III. – DEFINED TERMS

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Community Gardens: Collaborative non-intensive agriculture on common open space primarily for consumption and use of residents.

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Natural Forest Management: Forestry operations designed to preserve, enhance and restore the natural resource values of a forest with objectives that include, but are not limited to, improving the health and diversity of forested communities, restoring or maintaining the natural community structure and species composition, and establishing a natural community specific fire interval.

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Regenerative Agriculture: A system of farming principles and practices that increases biodiversity, enriches soils, improves watersheds, and enhances ecosystem services.

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