

Chapter 401 Development Review Bodies

Article 2 Board of County Commissioners

401.02 Powers and Duties

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(e) Consideration of Applications and Other Actions

The Board has authority to approve, approve with conditions or deny the development applications and other proposed actions listed below:

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14. Construction Agreements, Plans and Maintenance for public works projects.

Article 4 Notice of Hearings

402.16 Requirements for Posted Notice

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(c) Timing of Posted Notice

For any application requiring posted notice, signs shall be posted no later than 48 hours after the application has been accepted by the Department. Applications will not be considered complete and will not be processed until the signed and notarized Posted Notice Affidavit has been received.

Article 6 Development Review Departments

401.20 Development Review Departments Powers and Duties

(a) Review and Report

~~The Growth Management Department~~ County staff shall review and prepare reports and recommendations to the following decision making bodies based on the review and recommendations of the Growth Management Department, the Environmental Protection Department, the Department of Public Works, as well as input from other departments and agencies:

(d) Decisions of the Department of Public Works

The Director of the Public Works Department, in conjunction with any of the other appropriate Development Review Departments, shall coordinate the review and make a decision to approve, approve with conditions or deny any of the following:

...

3. minor modifications to stormwater management facilities and right-of-way infrastructure associated with development previously approved by the Development Review Committee;
4. _____ as an exemption to the requirements found in Chapter 404, Article 24 Mining, Excavation and Filling Operations, and for the purposes of creating an Agricultural type pond, excavation of more than 200 cubic yards of material that do not impact regulated resource areas or involve areas within the limits of the ~~100-year flood plain~~ hazard area;

Chapter 402 Development Application Review Procedures

Article 4 Notice of Hearings

402.13 Content of Mailed and Published Notices

In addition to the content of mailed and published notices provided in this Section, published notice for a neighborhood workshop shall also be consistent with Article 5 of this Chapter. All mailed and published notices shall include, at a minimum, the information listed below.

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(f) Comprehensive Plan and Zoning Designations

The future land use map designation and zoning district of the property subject to the application, if applicable.

Article 6 Time Limitations for Development Orders

402.20 Extension of Time Limit

An applicant may apply for an extension of a time limit, subject to the requirements of this Section.

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(b) Additional Application Requirements

2. Demonstration of Good Faith Efforts

An application shall include a demonstration of good faith efforts to comply with applicable time limits, by including at least one of the following:

...

- e. the completion or status of site development improvements, including substantial and on-going site clearing, grading and the substantial and on-going construction of stormwater management facilities, if applicable;

Chapter 403 Zoning Districts

Article 3 Residential Zoning Districts

403.09 Multifamily Residential Standards

Within all multifamily residential zoning districts, principal buildings and accessory buildings shall be located and constructed in accordance with Table 403.09.1.

**Table 403.09.1
Standards for Multifamily Districts**

Standards	Zoning District		
	R-2	R-2a	R-3
Density Range - Dwelling units per acre	4 - 8	8 - 14	14 - 24
Width at front building line, min			
1-2 units (ft)	50	50	50
3 or more units (ft)	100	100	100
Depth, min (ft)	90	90	90
Setbacks around the Perimeter of the Development			
Front, min (ft)	25	25	25
Rear, min (ft)	20	20	20
Interior side, min (ft)	10	10 ¹	10 ¹
Street side, min (ft)	25	25	25
Building Standards			
Units per building, max ²	8	16	Unlimited
Height, max (feet)	35	45	60
Building coverage, max (percent of gross land area)	35%	35%	35%

¹Six additional inches of setback shall be required for each foot of building height over 35 feet.

²This standard does not apply to assisted living facilities.

Chapter 404 Use Regulations

Article 2 Use Table



Use Categories	Specific Uses	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	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
COMMERCIAL USES																										
Home-based businesses	Home-based business, general	A			A	A	A	A	A	A	A	A													A	§Error! Reference source not found.
	Home-based business, rural	A																								§Error! Reference source not found.
Entertainment and Recreation	Entertainment and Recreation, except as listed below																P	SE	P	SE					P	
	Outdoor recreation	L SE		L SE							L SE						L SE	L SE	L SE	L SE				L SE		§Error! Reference source not found.
	Motorized sports																SE									§Error! Reference source not found.
	Amusement or theme park																SE									
	Zoo																SE	SE								
	Golf course	L			L	L	L																			§Error! Reference source not found..5
	Theater or Cabaret, sexually oriented																			L						§Error! Reference source not found.
Food and Beverage	Restaurant	L														P	P	P	P	P	A	A	P	P	§404.67.5	
	Restaurant, with drive-through															SE	L	L	L	L		A		L	§Error! Reference source not	

Use Categories	Specific Uses	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	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU= Special Use A = Accessory Use NA = Not Applicable																										
																									found.	
	Incidental food and beverage sales		A													A	A	A	A	A	A	A	A	A	A	§Error! Reference source not found.
	Cocktail lounge, bar, tavern or nightclub										SE							P	P	P			SE	P		
	Mobile Food Sales		L													L	L	L	L	L	L	L	L	L	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			P	
	Bank or financial institution														P	P	P	P	P					L	§404.107	

Article 3 Agriculture**404.16 Wood Processing Facilities**

Wood processing facilities may be allowed by special exception in the A district subject to ~~development approval by the Development Review Committee and~~ the following standards.

(a) Minimum Lot Size

The minimum lot area shall be 15 acres.

(b) Maximum Square Footage

The total square footage of all structures used for the wood processing facility shall not exceed 50,000 square foot, unless otherwise approved as part of the special exception.

:

(c) Access

The site ~~must~~ shall have direct access on a paved public road, unless otherwise approved as part of the special exception. If approved on an unpaved road, a maintenance agreement may be required.

(d) Setbacks

All buildings and stock piles shall meet the required setbacks of the zoning district or the setbacks that would be required to meet Florida Fire Prevention Code standards, whichever is greater.

(e) Buffering

At minimum, a 25 foot wide medium density buffer consistent with Table 407.43.2 in Chapter 407 of this ULDC shall be provided if the facility is located adjacent to existing single family uses or property with residential zoning. Buffers may be increased and may also be required from other adjacent uses if warranted based on an analysis of the noise, dust, visual impact, or other potential negative impacts of the Wood Processing Facility on those adjacent uses.

(f) Storage of Materials

All materials processed or stockpiled shall be screened from view of a public right-of-way by an opaque fence or wall or by existing landscaping that provides equal opacity.

(g) Florida Fire Prevention Code

The facility and operations must comply with the Florida Fire Prevention Code.

(h) Operations Plan

As part of the special exception application, an Operations Plan shall be submitted that includes the following information:

1. Site plan that indicates the type and location of all proposed activities, buffers, buildings, parking, storage of any wood or wood products, equipment or materials and ingress and egress.
2. Manner of processing wood products at the facility, including specifics on recycling, hauling, composting, hazardous materials management, noise, odor and air pollution controls and other operations.

3. Whether or not any of the processed wood will be available for retail sale, with all sales areas indicated on the site plan.
4. How the facility and operations comply with the Florida Fire Prevention Code.
5. Days and hours of operation.

Article 15 Food and Beverage

404.69.1 Mobile Food Sales

Mobile food sales are allowed as a limited use in the A-RB, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP, and MB districts and in Traditional Neighborhood and Transit Oriented Developments, subject to the following standards.

(a) Permitting

Mobile food sales establishments may obtain an annual permit from the Growth Management Department.

(b) Exemptions

1. Mobile food sales that are transient in nature and do not stop at a given location for more than one hour may be allowed without a permit in any location, provided the establishment has any necessary permits required by the Florida Department of Health and does not violate any other provisions of this ULDC, including the prohibition of sales in the right-of-way as found in Section 407.11(a).

(c) Site Drawing

All applications for mobile food sales must include a scaled site drawing that identifies the following:

1. Property boundaries;
2. Dimensions and proposed location of the mobile food vending establishment including structures, sales area, waste collection bins, utilities, generators and any other mechanical equipment;
3. Ingress and egress for the host business (if any);
4. Identification of parking areas, loading zones and fire hydrants.

(d) Property Owner Authorization

All applications for mobile food sales must include written permission or lease from the owner(s) of the property or properties authorizing the operation of the mobile food vending establishment in accordance with the submitted site drawing and the standards of this ULDC.

(e) Required Licenses

All required licenses from the appropriate state or county agencies must be displayed conspicuously on vehicle from which the food is sold.

(f) Sales Areas

1. Mobile food establishments shall not conduct business in any way that restricts or interferes with the entrance or exit of a business, creates a hazard to pedestrians, life or property, or obstructs vehicular circulation, pedestrian

circulation, access to emergency exits or that creates a traffic hazard or nuisance off-site.

2. No drive-through sales are allowed.

3. The establishment must keep the sidewalks, parking areas and other areas adjacent to the mobile sales establishment clean and free of refuse of any kind generated from their operation.

(g) Prohibitions

Mobile food sales are prohibited in the following areas:

a. Within 25 feet of any loading zone or transit stop;

b. Within 25 feet of any fire hydrant, fire escape or fire control device;

c. Within 25 feet of any parking space or access ramp designated for persons with disabilities;

d. Within the building setback area required by the zoning district; or

e. On a vacant lot or property.

(h) Hours of Operation

Mobile food sales shall be limited to the hours of operation between 7:00 AM and 10:00 pm or close of business, whichever is later, of the principal use on site.

Transient mobile food sales shall be limited to the hours between 11:00 AM and 3:00 PM.

Article 28 Resourced-based Recreation

404.108 Dock

Private docks are allowed as limited uses in the unincorporated area subject to the following standards.

(a) Maximum Enclosure Width

If the property width at the lateral shoreline is 80 feet or less, the maximum enclosure width, including any roofed areas, shall not measure more than 16 feet. For lots with more than 80 feet of property width at the lateral shoreline, ~~the~~ the maximum ~~length of enclosure width~~, including any roofed areas, of a dock shall not ~~measure more than~~ exceed 20 percent of the ~~lot width along the~~ property width at the ~~lateral shoreline~~ shoreline unless otherwise approved by the Development Review Committee. Up to three feet of roof overhang may be excluded from these calculations for covered structures. The property width at the lateral shoreline is measured as a straight perpendicular line from one property line to the other at the lake edge.

(b) Other Agency Permits Required

All applicable federal, state and water management district permits are received before beginning construction.

(c) Hazards to Navigation

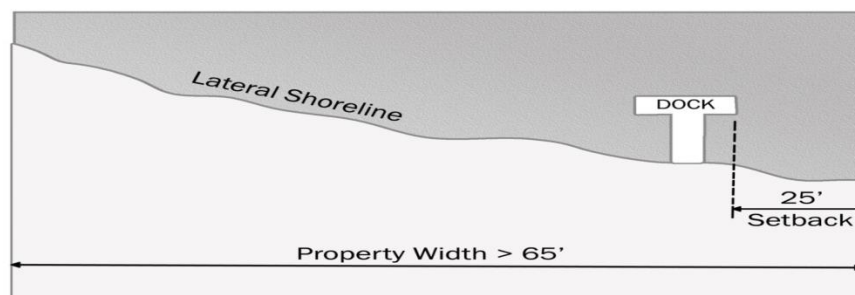
A dock shall not create a hazardous condition to the navigation of waterways and to other pursuits of water sports.

(d) Impact on Natural Systems

A dock shall not be detrimental to the continued functioning of natural systems, including aquatic vegetation.

(e) Setbacks

(e) If the property width of the lateral shoreline is 65 feet or greater, the dock must be setback at least 25 feet from the side property lines unless otherwise approved by the Development Review Committee (see figure below). If the property width at the lateral shoreline is less than 65 feet, the dock should be centered between property lines as much as possible and not within 10 ft. of the property line unless otherwise approved by the Development Review Committee.

**(f) Docks over 1000 Square Feet**

Permits for docks that exceed 1000 square feet of surface area, or do not meet the standards in (a) or (e) above, may only be issued by the Development Review Committee, in accordance with Chapter 401 Article 5. The calculation of surface area excludes walkways, but includes the surface area of the dock and the area under any other covered structure. Up to three feet of roof overhang may be excluded from this calculation for covered structures. For purposes of this section walkway is defined as the portion of the structure landward of the ordinary high water line, and dock is defined as that portion of the structure waterward of the ordinary high water line.

Chapter 406 Natural and Historic Resources Protections

Article 1 General

406.05 Relation to Other Approval Processes

(b) Administrative Approvals

~~Building permits, construction permits, certificates of occupancy, and other administrative permits and approvals shall not be issued until documentation of all appropriate approvals has been received by the County.~~ Construction shall not commence until. ~~This includes but is not limited to copies of all applicable federal, state, and water management district permits, as well as local permits, natural and historic resource inventories and assessments~~ have been issued.

Article 2 Trees and Native Vegetation

406.09 Purpose

The purpose of this Article is to implement policies contained in the Alachua County Comprehensive Plan to preserve, protect, and encourage the proliferation of trees and native vegetative cover within Alachua County, as well as relocation or replacement where necessary, and to control and eliminate invasive non-native species. Protection of trees and native vegetation is intended to promote carbon dioxide absorption, oxygen production, dust filtration, reduction of wind, noise, and glare, soil stabilization and enrichment, erosion prevention, surface drainage improvement and aquifer recharge, water pollution reduction, wildlife habitat, energy conservation, temperature moderation, the economic enhancement of improved and vacant lands, scenic beauty, quality of life, and the health, safety, welfare and well-being of the community.

406.10 Applicability

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- (e) The planting of non-native vegetation listed in F.A.C. 5b-64.011, Prohibited Aquatic Plants, and F.A.C. Rule 5B-57.007, Noxious Weed List, shall be prohibited. The planting of non-native vegetation listed in Table 406.16.2 shall be discouraged. The removal or control of all non-native invasive species shall be encouraged where not required by this Section.

Note : The changes to the following table include deleting two plant species. These plants have been added to the prohibited list cited in § 406.10(e) above

**Table 406.16.2
Discouraged Non-Native Vegetation List**

<i>Latin Name</i>	<i>Common Name</i>	<i>Latin Name</i>	<i>Common Name</i>
<i>Abrus precatorius</i>	rosary pea	<i>Livstonia chinensis</i>	Chinese fan palm
<i>Albizia julibrissin</i>	silktree; mimosa	<i>Lonicera japonica</i>	Japanese honeysuckle
<i>Albizia lebbek</i>	woman's tongue	<i>Macfadyena unguis-cati</i>	catclaw vine
<i>Aleurites fordii</i>	tungoil tree; tung tree	<i>Melia azedarach</i>	chinaberry tree
<i>Anredera vesicaria</i> (A. <i>leptostachys</i>)	Texas medeira vine	<i>Merremia dissecta</i>	cutleaf morningglory; wood rose

<i>Antigonon leptopus</i>	coral vine	<i>Morus alba</i>	white mulberry
<i>Ardisia crenata</i> (<i>A. crenulata</i> misapplied)	scratchthroat; coral ardisia	<i>Nandina domestica</i>	sacred bamboo; heavenly bamboo
<i>Aristolochia littoralis</i>	elegant Dutchman's-pipe	<i>Nephrolepis cordifolia</i>	tuberous sword fern
<i>Asparagus densiflorus</i>	Sprenger's asparagus-fern	<i>Oeceoclades maculata</i>	monk orchid
<i>Begonia cucullata</i>	wax begonia	<i>Panicum repens</i>	torpedograss
<i>Broussonetia papyrifera</i>	paper mulberry	<i>Pennisetum purpureum</i>	elephantgrass
<i>Cinnamomum camphora</i>	camphor tree	<i>Pteris vittata</i>	Chinese ladder brake
<i>Clematis terniflora</i>	sweet autumn virginsbower	<i>Rhynchelytrum repens</i>	rose natalgrass
<i>Clerodendrum bungei</i>	rose glorybower	<i>Ricinus communis</i>	castorbean
<i>Colocasia esculenta</i>	wild taro; dasheen	<i>Ruellia brittoniana</i> (<i>R. tweediana</i> in <i>Wunderlin</i>)	Mexican bluebell
<i>Cyperus involucratus</i> (<i>C. alternifolius</i>)	umbrella plant	<i>Sansevieria hyacinthoides</i> (<i>syn. = S. trifasciata</i>)	bowstring hemp; mother-in-law tongue
<i>Cyperus prolifer</i>	flatsedge	<i>Senna pendula</i> (<i>syn. = Cassia coluteoides</i>)	valamuerto; Bahama or Christmas senna
<i>Eleagnus pungens</i>	silverthorn	<i>Sesbania punicea</i>	rattlebox
<i>Eriobotrya japonica</i>	loquat	<i>Solanum diphyllum</i>	twoleaf nightshade
<i>Hedera helix</i>	English ivy	<i>Syngonium podophyllum</i>	American evergreen
<i>Ipomoea cairica</i>	mile-a-minute vine	<i>Tradescantia fluminensis</i>	basketplant; white-flowered wanderingjew
<i>Koelreuteria elegans</i> (<i>K. formosana</i> ; <i>K. paniculata</i> misapplied)	flamegold; golden raintree	<i>Urena lobata</i>	Caesarweed
<i>Lantana camara</i>	lantana; shrub verbena	<i>Urochloa mutica</i> (<i>syn. = Brachiaria mutica</i>)	paragrass
<i>Leucaena leucocephala</i>	white leadtree	<i>Wedelia trilobata</i>	creeping oxeye
<i>Ligustrum lucidum</i>	glossy privet	<i>Wisteria sinensis</i>	Chinese wisteria
<i>Ligustrum sinense</i>	Chinese privet	<i>Xanthosoma sagittifolium</i>	arrowleaf elephantear

Article 7 Flood Hazard Areas

406.57 Flood Hazard Reduction Standards

The Development Review Committee and the Floodplain Administrator may grant a Floodplain Development permit to allow development in a flood hazard area, providing that the following minimum standards, where applicable, are met:

...

(b) Fill Within Depression Basin

Fill within a depression basin may be allowed, provided the lowest elevation of excavation for the compensating storage volume is above the normal wet season

groundwater table. No permanent fill or other obstructions are to be placed above the natural grade of the ground except as provided for below:

...

3. Compensatory excavation volumes shall be provided at the same elevation as the fill volumes to the maximum extent possible. The bottom elevation of any compensation basin shall be designed and constructed at or above the seasonal high groundwater level for the site.

Chapter 407 General Development Standards

Article 1 Setbacks, Height and Other Standards

407.11 Use of Public Rights-of-Way and Obstruction to Vision at Road Intersections

(a) Use of Public Rights-of-Way

- ~~1. The parking or storage of vehicles or goods within any public right of way within the unincorporated area of Alachua County is prohibited.~~
2. The sale, storage or display of merchandise or goods ~~from~~ within any public right-of-way within the unincorporated area of Alachua County is prohibited.

...

Article 3 Signs

407.34 Signs Allowed for Nonresidential Development

The following subsections identify the types of signage allowed within nonresidential developments, including commercial uses in the RP district. Nonresidential planned developments shall be subject to all requirements of this Section unless otherwise specified on the Zoning Master Plan. ~~For purposes of this Section, sign copy is defined as the writing, representation, logo, emblem or other display but not including the background of the display.~~

Article 4 Landscaping

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407.43 Required Buffers

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(c) Project Boundary Buffer - Landscaping and Screening

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6. Where screening is required or proposed in conjunction with a project boundary buffer as indicated in Table 407.43.1 the location of the wall, fence or berm within the buffer strip shall be subject to the determination of the development review body and it shall consist of:

- a. a minimum six foot tall masonry wall such as brick, stone, granite, concrete block or concrete panels;
- b. a minimum six foot tall opaque fence, such as vinyl or wood (no chain link);
- c. existing dense vegetation [§407.43(a) 9]; or
- d. a berm three feet in height, located entirely within the buffer and planted with materials that at maturity shall reach a combined minimum height of six feet, shall have a stabilized slope of one to three (1:3) rise/run, and shall be completely covered with shrubs, sod or other landscape quality living ground cover

Change **Table 407.50.1 Appropriate Tree Plantings** by decreasing the minimum planting area for Winged Elm from 20 to 8 feet

Article 5 Open Space

407.54 Secondary Open Space Areas

After conservation areas and associated buffers and other natural areas have been set aside as open space, any remaining required open space may then be fulfilled with the qualifying areas listed in this Section, based upon the type of development.

(a) Residential Developments

Within residential developments, the following areas shall be credited toward open space requirements:

...

3. Stormwater Management Areas

The County may consider stormwater management areas that are designed consistent with §407.56 and §407.5657(a) may be considered as credit for open space as long as at least up to one half of the required open space is fulfilled by non-stormwater qualifying open areas.

(b) Non-Residential Developments

Within non-residential developments, the following areas shall be credited toward open space requirements:

...

3. Stormwater Management Areas

All portions of stormwater management areas that are designed consistent with §407.56 and §407.5657(a) may be considered as credit for the required open space.

...

(c) TNDs, TODs and Mixed-Use Developments

Within Traditional Neighborhood Developments, Transit Oriented Developments and Mixed-Use development in Activity Centers the areas listed in 1, below, shall be credited toward the 20% open space requirement. Open space areas shall meet the design requirements of 2 below.

1. Type of Open Space Areas

...

d. Stormwater Management Facilities

All stormwater management facilities utilized to satisfy the 20% open space requirement shall be designed to meet the requirements of §407.56 and 407.57(a) of this Chapter. Within the Village Center of any TND or TOD all stormwater management facilities shall be designed to meet the requirements of §407.56 and 407.57(a) and may be counted toward the required 20% open space.

Article 7 Traditional Neighborhood Development and Transit Oriented Developments

407.68 Transit Supportive Area Design Standards

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(d) Roadway Network Design

...

- c. In the Transit Supportive Area sidewalks shall be provided on both sides of streets except where sidewalks will not directly front buildings or provide logical and necessary pedestrian circulation. Streetscape elements within the Transit Supportive Area shall include pedestrian scale lighting, street furniture, waste receptacles, locational maps, planters and street trees. ~~Minimum sidewalk widths are clear widths and additional width may be required to provide streetscape elements.~~ Required minimum sidewalk widths are:
 - i. 8 feet for single family attached/multifamily/nonresidential (excluding commercial);
 - ii. 10 feet for commercial/mixed use

Article 8 Subdivision Regulations

407.75 Family Homestead Subdivisions

The Development Review Committee may approve a subdivision of up to six lots including the residual in the Rural/Agriculture area, as defined by the Future Land Use Element of the Comprehensive Plan, for lots created for family members in accordance with Chapter 402 Article 23 or for lots being created for family members in which the density provisions of the land use designation are being met. For lots where the density provisions are being met, the standards of Article 23, §402.142 (a) and (b) and §402.143 shall apply. Such subdivisions may be located on an unpaved road in the Rural/Agriculture area upon the following conditions:

- (a) Such subdivision shall not require platting, but shall be documented by the recording in the public record of a registered survey with the following information:
 - 1. Legal description of each lot with the name and relationship of each family member for whom the FHE certificate was issued or each family member that will be living on each lot.
 - 2. 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, and that the applicant shall maintain the road in a manner to make it accessible for service delivery as determined by the Fire Rescue and Public Works Departments.
 - 3. Location of any natural or historic resources present on the site.
 - 4. A notation in the title block that the subdivision is a Family Homestead Subdivision.
 - 4. A notation that the family homestead lots shall not be further split or subdivided.
 - 5. A notation that each family homestead exception lot is not transferable for a period of five years, except to another individual meeting the definition of an immediate family member as provided in §402.142(b)3 of Chapter 402 of this ULDC.

...

- (g) The registered survey shall be recorded within one year of the Development Review Committee approval of the subdivision. The Family Homestead Subdivision shall expire without further action by the Development Review Committee (DRC) if the survey is not recorded within this timeframe.

407.83 Plat Document Requirements

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- (d) ~~For subdivisions that include approved Family Homestead Exception lots the following shall also be included on the plat:~~
 - ~~1. include in the title block notation that the subdivision is a Family Homestead Exception Subdivision;~~
 - ~~2. identify those lots created as a family homestead exception lots;~~

- ~~3. notation that the family homestead exception lots shall not be further split or subdivided; and~~
- ~~4. notation that each family homestead exception lot is not transferable for a period of five years, except to another individual meeting the definition of an immediate family member as provided in §402.142(b)3 of Chapter 402 of this ULDC.~~

407.94 Water Quality Criteria

All stormwater management systems must be designed to meet the following applicable minimum treatment criteria:

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(d) Wetland Treatment

...

- 3. For any stormwater management system with a discharge to an active sinkhole or located in a primary springshed protection zone high aquifer recharge area, the system must be designed to provide treatment for the first two inches of rainfall runoff from the design storm.

407.97 Plan Review

The following information, plans and supporting data must be included with the applicant's final development plan:

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(b) A map of the project that shows the following information:

...

- 2. A topographic survey of the area subject to development impact certified to the appropriate entity that meets the technical standards of Florida Administrative Code 5J-17.052 and is signed and sealed by a Florida Professional Surveyor mapper (PSM). The survey shall depict the Existing topography of the project at one-foot contour intervals and existing spot elevations with the existing drainage patterns clearly established;

...

- 5. Existing and proposed (or post development) 100-year floodplains and/or floodways;

Article 11 Potable Water, Wastewater and Reclaimed Water Service

407.109 Exception from Connection to Centralized Potable Water and Sanitary Sewer System Requirement

The Development Review Committee may provide an exception from the requirement to connect to a centralized potable water or sanitary sewer system for certain non-residential uses, and for new residential development in areas designated as Estate Residential on the Future Land Use Map, for

which connection is infeasible because of engineering factors that would prevent operation and maintenance of the system connection.

(a) Request for Exception

A request for such an exception shall be submitted to the County with the application for the associated ~~Preliminary~~ Development Plan.

...

(d) Granting of Exception

The DRC may grant the request for an exception and approve the ~~preliminary~~ development plan only if it is determined that there is no current opportunity for connection. Conditions to such an approval shall include:

1. a conceptual plan for providing connection once it becomes feasible;
2. assurance of future connection to a centralized system when feasible through ~~the posting of a bond or similar financial guarantee to cover the costs of future connection~~ the recording of a deed restriction within 30 days of final development plan approval ~~utility systems retrofitting~~, and the abandonment of any on-site private wells and septic systems in accordance with Florida Statutes and Administrative Codes;
3. the development shall utilize low-flow or ultra low-flow plumbing fixtures; and
4. the development shall use the St. Johns River Water Management District's Water StarSM standards as the minimum standard for water use.

Article 13 Access Management and Street Network Standards

407.128 Purpose

It is the purpose of this Chapter to provide criteria for the management of access onto public streets in the unincorporated portions of Alachua County and on county roads within the municipalities. It is not the intent of this Chapter to conflict with or duplicate the access management permitting program for state highways as outlined in the FDOT Access Management Classification System and Standards as established in chapter 14-97, Florida Administrative Code, for connections to the state highway system. It is further the purpose of this Chapter to implement the following policies contained in the ~~traffic element~~ Transportation Mobility Element of the comprehensive plan: policy 1.1.3.1, 1.1.9, 1.2.2, 1.2.3, and 1.5.4.

407.133 Required Information

The following information is required for all connection classifications:

...

- (e) Additional traffic data.** The following additional traffic data collected within one year of submittal of final development plan shall be required for class III and class IV connections and may be required by the County Engineer for class II:

407.136 Other Access Management Considerations

...

- (b) *Auxiliary lanes.* Auxiliary lanes refers to acceleration, deceleration and storage lanes. The need for auxiliary lanes shall be given consideration on all access connections to collector and arterial facilities.

...

3. ~~A residential subdivision that proposes 50 or more lots or a~~ A development with 50 or more total peak hour trips connecting to a two-lane collector or arterial roadway shall require a left turn storage lane. This shall include the construction of a left turn storage lane on any collector or arterial that provides access to the development via a local road that is within ½ mile of the development. The development shall also be required to resurface the local roadway from the limits of the connection to the local road to the collector or arterial facility. All other developments connecting to a collector or arterial roadway shall require a left turn storage lane, if warranted.

4. Class ~~II~~-III and IV connections to a two-lane collector or arterial roadway with a ~~posted design~~ speed limit of 45-50 mph or greater shall require a deceleration lane or taper. Class II connections may require a deceleration lane or taper. Final determination on Class II tapers will be based on proposed land use and safety and operational characteristics at the proposed location.

Chapter 408 Nonconformities

Article 2 Nonconforming Structures

408.12 Nonconforming Use of Structures

- (a) The use of any building or structure not in conformance with the current regulations pertaining to permitted uses in the zoning district or the adopted Comprehensive Plan land use designation shall not be:

...

2. Extended, enlarged, or expanded; unless under one of the following exceptions:

...

- b. Existing lawful nonconforming manufactured or mobile homes placed and maintained on a lot or parcel and deemed to be a legal use as a permanent residence prior to September 28, 1992, which are no longer a permitted use under the current zoning regulations. If the nonconforming use is discontinued for more than 180 days, the use of the property thereafter shall be used in conformity with all provisions of current zoning regulations. An existing lawful nonconforming manufactured/mobile home may be repaired, rebuilt, or replaced only in accordance with the following requirements:
 - i. The repaired, rebuilt, or replaced manufactured or mobile home meets the requirements and limitations in Chapter 404; and
 - ii. The Zoning Administrator determines that:
 - (a) The replacement mobile home or manufactured home is newer than the unit being replaced;
 - (b) ~~The replacement mobile home or manufactured home is not any larger than the unit being replaced, unless the existing home is less than 1,000 square feet in which case it may be replaced by a mobile home or manufactured home up to 1,000 square feet;~~
- ...

Chapter 410 Definitions

Article 3 Defined Terms

Entertainment and recreation: ~~Uses that include amusement arcades, movie theaters, internet centers, simulated gambling establishments~~ pool halls, bowling lanes, skating rinks, miniature golf, and carnival-type concessions and rides. Coin-operated amusement machines (excluding motion picture viewers or video arcades) of ten or fewer machines shall be allowed as an accessory use to a restaurant in those zoning districts where restaurants are permitted and shall not be considered commercial recreation and entertainment, provided that the machines are authorized by the Florida Department of Revenue and an amusement machine certificate is posted in a conspicuous place at the machine location.

Floor area ratio: The square foot amount of ~~total~~ gross floor area (all stories) for each square foot of land area of the site of the proposed development. For purposes of this definition, ~~total~~ gross floor area shall be all of that area encompassed within the outside edges of all exterior walls of all buildings and each level thereof on the site. Open porches, balconies and carports are specifically excluded from the calculation of total floor area.

Gross Floor Area – The area encompassed within the outside edges of all exterior walls of a building and each level thereof. Open porches, balconies, and carports are specifically excluded from the calculation.

Junk: Any litter, debris, waste materials of any kind, dead or decaying vegetation or vegetative refuse, dead animals, used or unserviceable ~~automobile-vehicle~~ and machinery parts, used and nonfunctional furniture and appliances, and used and nonfunctional tools, equipment, and implements, but shall not include compost piles for normal, personal, noncommercial use.

Wood processing facility: A facility that processes, assembles and sells ~~non-treated~~ wood products or byproducts. Products produced from a wood processing facility may include products such as compost, wood chips, lumber, fuel or soil amendment or any combination of such materials.