

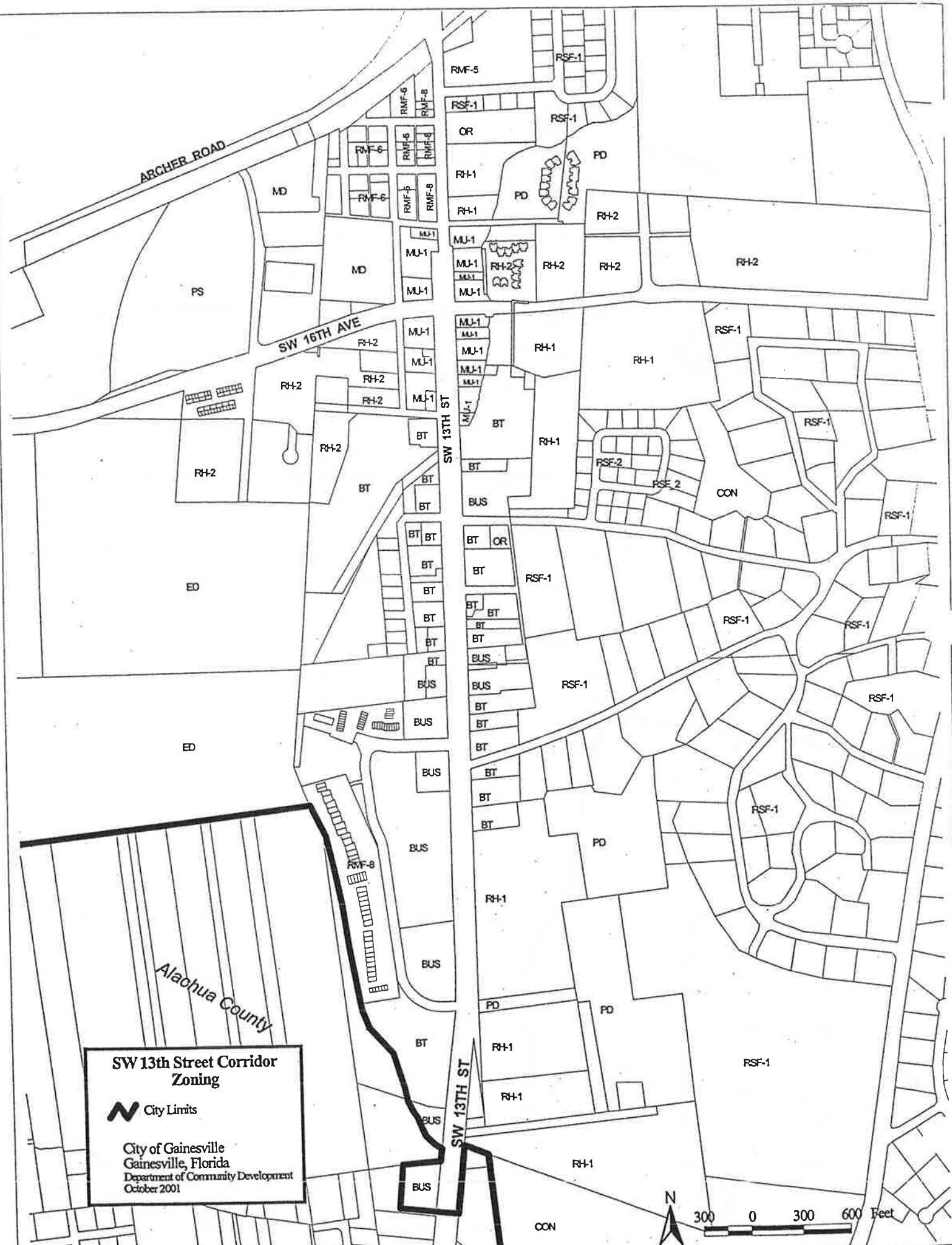


**SW 13th Street Corridor  
Land Use**

 Gainesville City Limits

**City of Gainesville  
Gainesville, Florida**  
Prepared by the  
Department of Community Development  
October 2001





ARCHER ROAD


SW 16TH AVE

SW 13TH ST

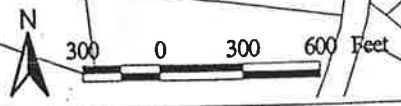
SW 13TH ST

Alachua County

**SW 13th Street Corridor  
Zoning**

 City Limits

City of Gainesville  
Gainesville, Florida  
Department of Community Development  
October 2001



## **Comprehensive Plan 1991—2001 Land Use Categories SW 13<sup>th</sup> Street Corridor**

### **Single-Family (up to 8 units per acre)**

This land use category shall allow single-family detached dwellings at densities up to eight dwelling units per acre. The single-family land use classification identifies those areas within the City that due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land Development Regulations shall determine the performance measures and gradations of density. Land Development Regulations shall specify criteria for the siting of low intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning and libraries. Land Development Regulations shall allow Home Occupations in conjunction with single-family dwellings under certain limitations.

### **Residential Low Density (up to 12 units per acre)**

This land use category shall allow dwellings at densities up to 12 units per acre. The Residential Low Density land use classification identifies those areas within the City of Gainesville that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low-density neighborhoods, single-family attached and zero-lot line development, and small scale multi-family development. Land Development Regulations shall determine gradations of density, specific uses and performance measures. Land Development Regulations shall specify criteria for the siting of low intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land Development Regulations shall allow Home Occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

### **Residential Medium Density (8-30 units per acre)**

This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium Density on the land use plan identifies those areas within the City of Gainesville that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family and medium intensity multi-family development. Land Development Regulations shall determine gradations of density and specific uses. Land Development Regulations shall specify criteria for the siting of appropriate medium intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land Development Regulations shall allow Home Occupations within certain limitations.

### **Residential High Density (8-100 units per acre)**

This land use classification shall allow multi-family development at densities from 8 to 100 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as residential high density on the land use plan identifies those areas within the City of Gainesville that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for high intensity multi-family

development and secondary retail and office uses scaled to serve the immediate neighborhood. Secondary retail and office use cannot exceed 20% of the residential floor area. Land Development Regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Single-family shall be an allowable use. Land Development Regulations shall specify the criteria for the siting of high intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow Home Occupations within certain limitations.

### **Mixed-Use Low Intensity (10-30 units per acre)**

This category includes a mixture of residential, office and retail uses scaled to serve the needs of the surrounding neighborhood. This category has been applied to commercial development to enhance the flexibility of these low intensity areas. It is not expected that these areas shall be expanded significantly during this planning period; creation of strip development is not intended. Public and private schools, places of religious assembly and community facilities shall be appropriate in this category. Residential development from 10 to 30 units per acre shall be permitted. Land Development Regulations shall ensure the compact, pedestrian character of these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated low activity centers. Floor area ratios in this district shall not exceed 2.00, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

### **Office**

The office land use category identifies areas appropriate for office and residential uses. This category is intended to identify appropriate areas for professional and service uses, hospital and medical uses, compound and residential uses, and appropriate ancillary uses. Office designations shall be applied to compact office development; office designations shall not encroach in viable residential areas nor expand strip development. Residential uses in office districts shall be designed as infill, mixed use, compound use or shall accommodate existing residential development within the district. Densities shall not exceed twenty (20) units per acre. Land Development Regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Floor area ratios in this district shall not exceed 2.00, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

### **Commercial**

The commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land Development Regulations shall determine the appropriate scale of uses. Floor area ratios in this district shall not exceed 2.00, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

## **Sec. 30-63. Tourist-oriented business district (BT).**

### **(c) Permitted uses.**

#### **(1) Uses by right.**

- a. Local and suburban transit and interurban highway passenger transportation (MG-41).
- b. U.S. Postal Service (MG-43).
- c. Food stores (MG-54).
- d. Auto and home supply stores (GN-553).
- e. Gasoline service stations (GN-554), in accordance with the conditions and requirements of article VI.
- f. Apparel and accessory stores (MG-56).
- g. Eating places.
- h. Miscellaneous retail (MG-59) excluding fuel dealers (GN-598).
- i. Hotels and motels (GN-701).
- j. Organization hotels and lodgings, on membership basis (GN-704).
- k. Personal services (MG-72), excluding funeral service and crematories (GN-726), and also excluding linen supply (IN-7213), diaper service (IN-7214), and industrial launderers (IN-7218).
- l. Automotive repair, services and garages (MG-75), excluding carwashes.
- m. Motion pictures (MG-78).
- n. Amusement and recreation services, except motion pictures, and excluding go-cart raceway operations and go-cart rentals (MG-79).
- o. Museums and art galleries (GN-841).
- p. Membership organizations (MG-86).
- q. Recreational vehicle parks and campsites, in accordance with article VI (GN-7033).
- r. Public service vehicles, in accordance with the conditions and requirements of article VI.
- s. Adult and sexually oriented establishments, in accordance with the conditions and requirements of article VI.
- t. Arrangement of passenger transportation (GN-472).
- u. Any accessory use customarily incidental to a permitted principal use.
- v. Alcoholic beverage establishments, in accordance with the conditions and requirements of article VI.
- w. Bed and breakfast establishments.

- x. Outdoor cafe, as defined in article II and in accordance with article VI.
- (2) *Uses by special use permit.* Uses by special use permit, in accordance with the conditions and requirements of Article VI:
- a. Carwashes (IN-7542).
  - b. Soup kitchens (food distribution centers for the needy).
  - c. Residences for destitute people, in accordance with conditions and requirements of article VI.

**Sec. 30-61. General business district (BUS).**

(c) *Permitted uses.*

SIC	Uses	Conditions
	<b>USES BY RIGHT:</b>	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Compound uses	
	Eating places	
	Outdoor cafe	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined in article II and in accordance with article VI
	Repair services for household needs	As defined in article II
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning contractors	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	

MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
MG-48	Communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI
GN-553	Auto and home supply stores	Excluding garage and installation facilities except as provided for with a special use permit
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Direct selling establishments (IN-5963) and fuel oil dealers (IN-5983) with inside storage, display and sales only
Div. H	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing



		(IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769), and including repair services for household needs as defined in article II
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding hospitals (GN-806) and rehabilitation centers.
MG-81	Legal services	
MG-82	Educational services	Private schools in accordance with article VI
MG-83	Social services	Including day care as defined in article II and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in article II
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of places of religious assembly and in accordance with article VI
MG-87	Engineering, accounting, research, management and related services	Excluding testing laboratories, (IN-8734) and facility support management services (IN-8744)
MG-89	Services, not elsewhere classified	

Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Food distribution center for the needy	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
GN-598	Fuel dealers	In accordance with article VI
GN-701	Hotels and motels	In accordance with article VI
GN-702	Roominghouses and boardinghouses	In accordance with article VI

**Sec. 30-64. Mixed use low intensity district (MU-1).**

(e) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family day care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Itinerant food vendor	In accordance with Chapter 19, Article IV
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (Ten to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section
	Residential use buffer	
GN-074	Veterinary services	Only within enclosed buildings and in accordance

		with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-482	Telegraph and other message communications	
GN-483	Radio and television broadcasting stations	
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities

GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined

		in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	See also definition of place of religious assembly and in accordance with article VI
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience

		and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI





**Sec. 30-59. Office districts (OR and OF).**

(c) Permitted uses, **OR district** (office residential district).

SIC	Use	Conditions
	<b>USES BY RIGHT:</b>	
	Any accessory uses customarily and clearly incidental to any permitted use	
	Community residential homes	In accordance with article VI
	Compound uses	
	Correspondence schools	
	Day care centers	In accordance with article VI
	Emergency shelters	
	Family day care home	In accordance with state law
	Newspaper establishments excluding on-site printing or warehouse facilities	
	Personal fitting and sale of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Professional schools	Cannot be located adjacent to property designated for single family on the future land use map of the comprehensive plan
	Public services vehicles	In accordance with article VI
	Roominghouse	
	Residential uses up to 20 units per acre	Residential density cannot exceed more than two times the average permitted density of adjacent residential districts
	Sales offices without warehousing, showrooms or retail space	
GN-074	Veterinary services	In accordance with article VI
GN-078	Landscape and horticultural services	Offices only, outdoor storage prohibited
MG-15	Building construction --	Offices only

GN-839	Social services not elsewhere classified	
MG-86	Membership organizations	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting, research, management and related services	Excluding IN-8734, testing laboratories, and IN-8744, facility support management services
MG-94, 95 and 96	Public administration	
	USES BY SPECIAL USE PERMIT	
	Bed and breakfast establishment	In accordance with article VI
	Community residential homes over 14 persons	In accordance with article VI
	Dormitory	Must not abut property designated for single-family on the future land use map of the comprehensive plan
	Food distribution center for the needy	In accordance with article VI
	Nursing and intermediate care facilities	In accordance with article VI
	Private schools	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Retransmission and microwave transmission towers	Accessory transmission at heights higher than 100 feet in accordance with article VI
	Social service homes and halfway houses	In accordance with article VI
GN-483	Radio and television broadcasting	Excluding transmitter towers
IN-7997	Membership sports and recreation clubs	

MG-81	Legal services	
GN-839	Social services not elsewhere classified	
MG-86	Membership organization	Excluding GN-864, civic, social and fraternal associations
MG-87	Engineering, accounting,	Excluding IN-8734, testing

## **Sec. 30-55. Residential high density districts (RH-1 and RH-2).**

### **(c) Permitted uses.**

#### **(1) Uses by right.**

- a. Single-family dwellings.
- b. Multiple-family dwellings.
- c. Roominghouses, in accordance with the conditions and requirements of Article VI.
- d. Dormitories, in accordance with the conditions and requirements of Article VI.
- e. Community residential homes, in accordance with the conditions and requirements of Article VI.
- f. Family day care homes, in accordance with the conditions and requirements of state law.
- g. Housing for the elderly; in accordance with the conditions and requirements of Article VI.
- h. Accessory uses incidental to such uses, including storage rooms, management offices, club or game rooms, recreational and laundry facilities intended for use solely by the residents of the development and their guests, and other activities and uses customarily incidental to an otherwise permitted use.
- i. Day care centers.
- j. Adult day care homes.
- k. Home occupations in accordance with Article IV, section 30-58.
- l. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of 20 acres or more.
- m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).

#### **(2) Uses by special use permit. Uses by special use permit, provided the requirements and conditions of Article VI are met:**

- a. Places of religious assembly on sites of less than 20 acres.
- b. Bed and breakfast establishments.
- c. Nursing and personal care facilities.
- d. Libraries.
- e. Private schools.
- f. Community residential homes over 14 persons.
- g. Off-site parking facilities for uses permitted by right in MU-1 or MU-2 zoning districts.

**Sec. 30-53. Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).**

(c) *Permitted uses.*

(1) *Uses by right.*

- a. Single-family dwellings.
- b. Multiple-family dwellings.
- c. Accessory uses incidental to such uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
- d. Roominghouses in accordance with the conditions and requirements of Article VI.
- e. Family day care homes, in accordance with the conditions and requirements of state law.
- f. Housing for the elderly, in accordance with the conditions and requirements of Article VI.
- g. Emergency shelters.
- h. Day care centers.
- i. Adult day care homes.
- j. Community residential homes in accordance with the conditions and requirements of Article VI.
- k. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
- l. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of 20 acres or more.
- m. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).

(2) *Uses by special use permit.* Uses by special use permit for RMF-6, RMF-7 and RMF-8, provided the requirements and conditions of Article VI are met:

- a. Places of religious assembly on sites of less than 20 acres.
- b. Nursing and personal care facilities (GN-805).
- c. Social service homes and halfway houses.
- d. Dormitories (RMF-8 only).
- e. Private schools.
- f. Bed and breakfast establishments.

## Sec. 30-52. Residential low density districts (RMF-5, RC and MH).

### (c) *Permitted uses.*

#### (1) *Uses by right.*

##### a. *Uses by right for RMF-5 and RC districts.*

1. Single-family dwellings.
2. Two-family dwellings.
3. Three-family dwellings, except in RC district.
4. Four-family dwellings, except in RC district.
5. Accessory buildings incidental to such uses, not including management offices.
6. Community residential homes in accordance with the conditions and requirements of Article VI.
7. Family day care homes, in accordance with the conditions and requirements of section 30-247.1 [sic].
8. Housing for the elderly, in accordance with the conditions and requirements of Article VI.
9. Day care centers, in accordance with Article VI.
10. Adult day care homes.
11. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
12. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of 20 acres or more, except in the RC district as provided in subsection (c)(2) of this section.
13. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).

#### (2) *Uses by special use permit.* Uses by special use permit for **RMF-5**, RC and MH, provided the requirements and conditions of Article VI are met:

- a. **Places of religious assembly in RC and MH districts, and in the RMF-5 district on sites of less than 20 acres.**
- b. Private schools.
- c. Bed and breakfast establishments, in accordance with Article VI.
- d. Public libraries.

**Sec. 30-51. Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).**

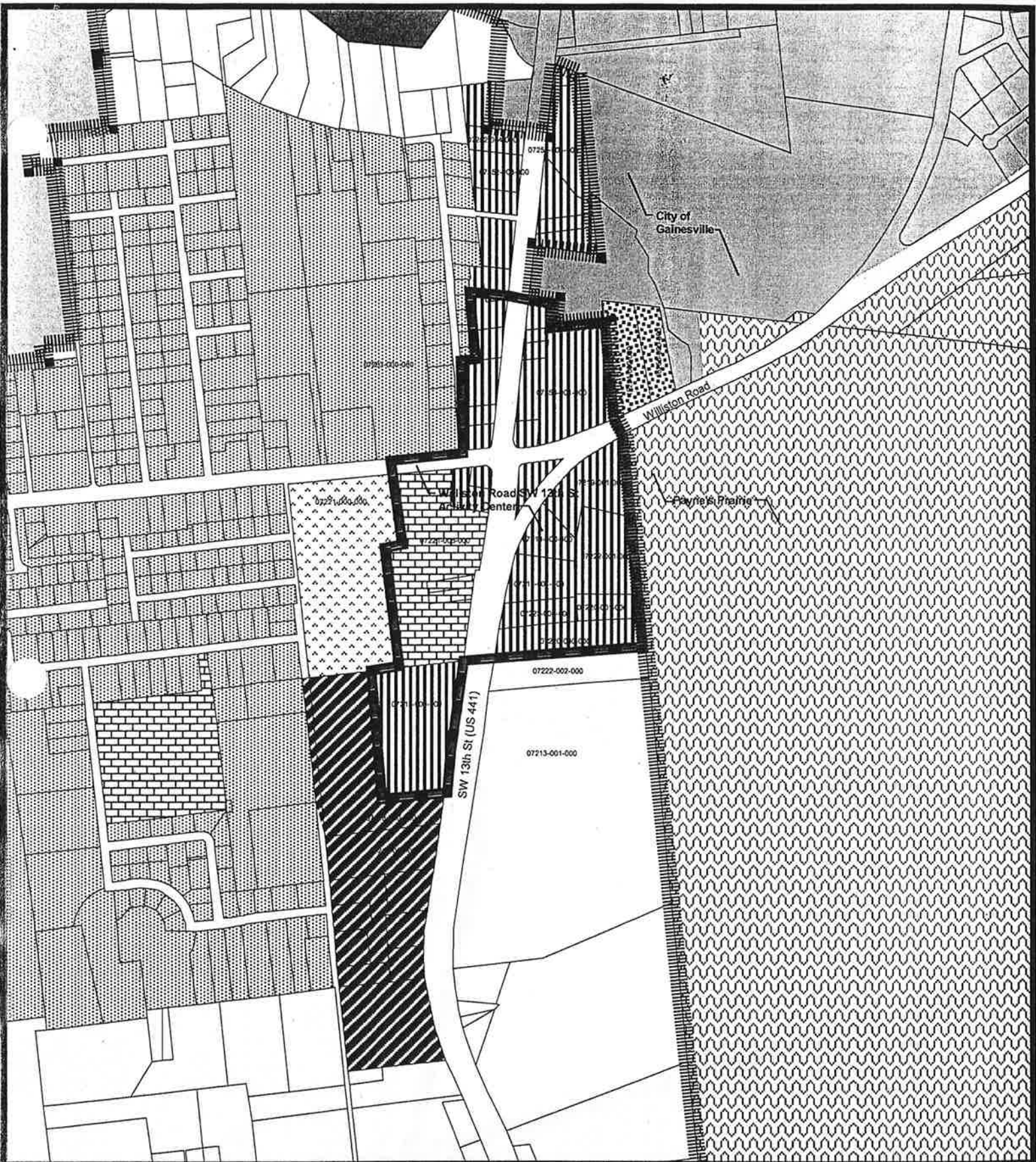
(c) *Permitted uses.*

(1) *Uses by right.*

- a. Single-family dwellings and customary accessory buildings incidental thereto.
- b. Occupancy of a single-family dwelling by one family.
- c. Community residential homes in accordance with the conditions and requirements of Article VI.
- d. Family day care homes, in accordance with the conditions and requirements of state law.
- e. Adult day care homes.
- f. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
- g. Public schools other than institutions of higher learning, in accordance with the provisions of section 30-77, educational services district (ED).

(2) *Uses by special use permit.* Uses by special use permit, provided the requirements and conditions of Article VI (except as noted) are met:

- a. Places of religious assembly.
- b. Private schools.
- c. Public libraries.



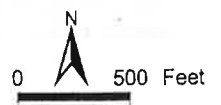
**Legend**

- Agriculture/Rural
- Conservation
- Recreation
- Preservation
- Commercial
- Institutional
- Office/Residential (2-4 du/acre)
- Residential (0-2 du/acre)
- Residential (2-4 du/acre)

- Idylwild Serenola SAS Boundary
- SW 13th Street/  
Williston Road AC Boundary
- City of Gainesville
- Lakes






**SW 13th Street  
Vision Area**  
Future Land Use




**Prepared by:**  
Alachua County Department of Growth Management  
10 SW 2nd Avenue  
Gainesville, FL 32601  
(352) 374-5249





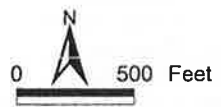
**Legend**

-  Preservation
-  Institutional
-  Office/Residential (2-4 du/acre))
-  Residential (0-2 du/acre)
-  Residential (2-4 du/acre)

-  Idylwild Serenola SAS Boundary
-  SW 13th Street/  
Williston Road AC Boundary
-  City of Gainesville

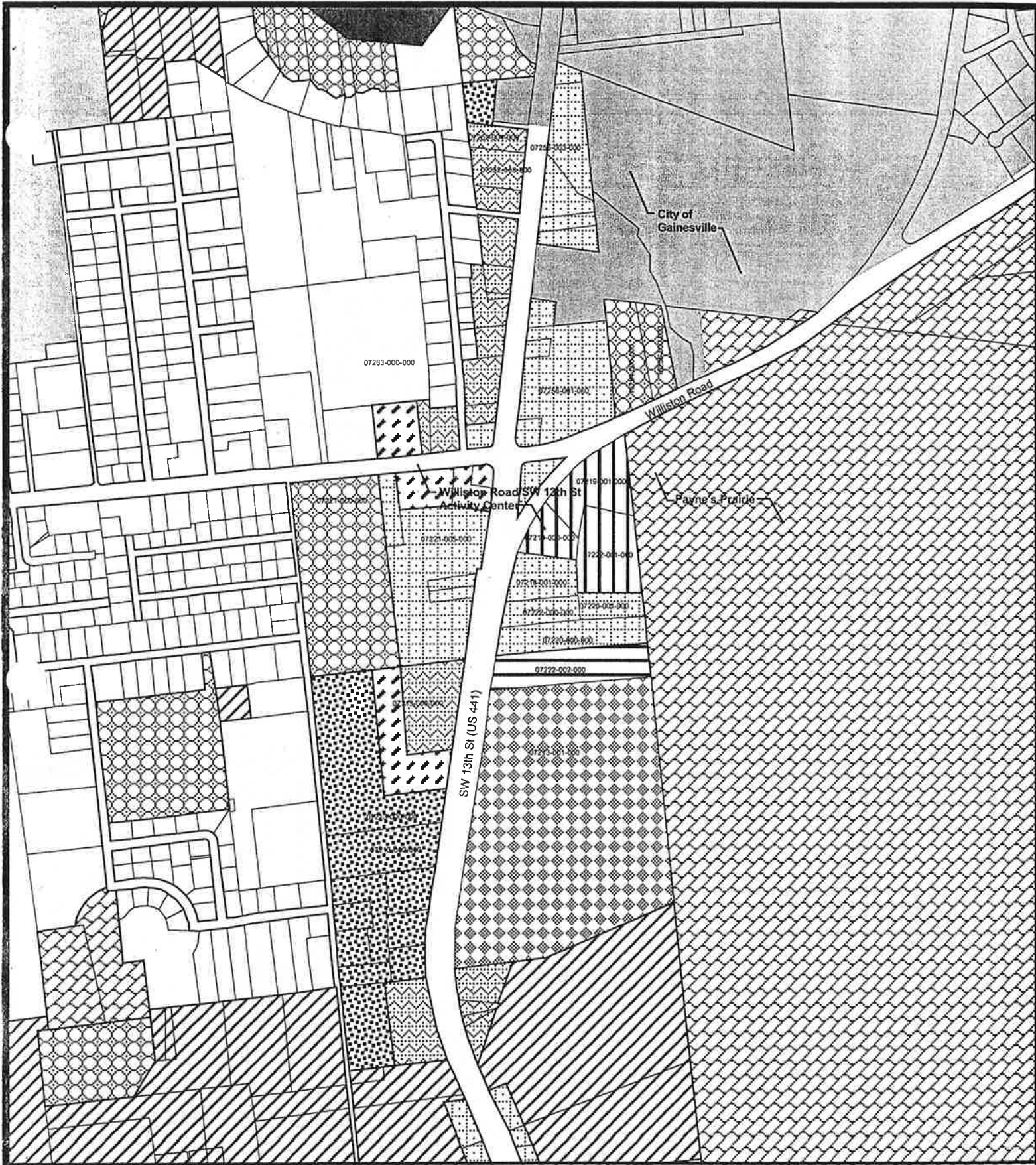
**SW 13th Street  
Vision Area**  
Future Land Use

**Prepared by:**  
Alachua County Department of Growth Management  
10 SW 2nd Avenue  
Gainesville, FL 32601  
(352) 374-5249




















Title: 13th St Corridor Date:  
11-01-01 Project: 13th\_St\_Corridor.apr Layout: Paynes\_22x34






**Legend**

-  Agricultural (A)
-  Automotive Oriented Business (BA)
-  Automotive Oriented Business (BA-1)
-  Highway Oriented Business (BH)
-  Business and Professional (BP)
-  Business, Retail Sales, and Services (BR)
-  Business, Tourist, and Entertainment (BR-1)
-  Conservation (C-1)
-  Business, Marine (MB)

-  Single Family Residential (R-1A)
-  Multi-family Residential (R-2)
-  Single Family Residential-Estate (RE)
-  Residential and Professional (RP)
-  Business, Warehouse
-  Planned Unit Development
-  Administrative and Professional
-  City of Gainesville

**SW 13th Street  
Vision Area  
Zoning**

**Prepared by:**  
 Alachua County Department of Growth Management  
 10 SW 2nd Avenue  
 Gainesville, FL 32601  
 (352) 374-5249

  
 0 500 Feet

Title: 13th St Corridor Date: 11-01-01 Project: 13th\_St\_Corridor.apr Layout: Paynes\_22x34

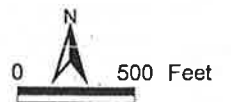


**Legend**

- |  |   |  |                                       |
|--|---|--|---------------------------------------|
|  | Agricultural (A)                            |  | Business, Marine (MB)                 |
|  | Automotive Oriented Business (BA)           |  | Single Family Residential (R-1A)      |
|  | Automotive Oriented Business (BA-1)         |  | Multi-family Residential (R-2)        |
|  | Highway Oriented Business (BH)              |  | Single Family Residential-Estate (RE) |
|  | Business and Professional (BP)              |  | Residential and Professional (RP)     |
|  | Business, Retail Sales, and Services (BR)   |  |                                       |
|  | Business, Tourist, and Entertainment (BR-1) |  |                                       |
|  | Conservation (C-1)                          |  |                                       |

**SW 13th Street  
Vision Area  
Zoning**

**Prepared by:**  
 Alachua County Department of Growth Management  
 10 SW 2nd Avenue  
 Gainesville, FL 32601  
 (352) 374-5249



## URBAN RESIDENTIAL DENSITIES

# ALACHUA COUNTY - COMP PLAN

Policy 1.3.7. Low Density 1.00 to 4.0 DU/Acre

Policy 1.3.7.1. Low Density development shall provide for single family developments and residential planned unit developments of mixed housing types up to 4.0 DU/per gross acre. Developments may include some lots greater than one (1.00) acre in size as part of a larger development at this gross density.

Policy 1.3.7.2. Low Density residential development may include all the various housing types such as conventional single family structures, attached structures, dwellings with zero lot line orientation, factory built modular units or mobile home construction where compatible with surrounding development.

Policy 1.3.7.3. Low Density residential areas shall be located in areas which are, or can be, economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection. These areas shall be served by central water and sanitary sewer systems, except for development at a density of no more than one unit per acre without access to centralized facilities as defined in policy 2.1 of the Potable Water and Sanitary Sewer element.

Policy 1.3.7.4. Development of vacant land in the Low Density Residential land use category shall be implemented through zoning categories and actual development densities that provide for an average density of 2.00 dwelling units per acre.

Policy 1.3.8. Medium Density 4.01 to 8.0 DU/Acre

Policy 1.3.8.1. Medium Density residential development shall provide for small lot single family developments as well as multi-family developments.

Policy 1.3.8.2. Criteria for permitting multi-family development in this density shall include, but not be limited to:

- a. access along an arterial or collector;
- b. buffering in the form of open space or planted areas to provide additional protection for adjacent properties;
- c. provision of developed recreation.

Policy 1.3.8.3. Medium Density development shall allow for all the various housing types. (See 1.3.7.2.) Medium density residential areas shall be located in areas which are, or can be, economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.

Policy 1.3.8.4. Development of vacant land in the Medium Density Residential land use category shall be implemented through zoning categories and actual development densities that provide for an average density of 4.01 dwelling units per acre.

- Policy 1.3.9. Medium High Density 8.01 to 14.0 DU/Acre
- Policy 1.3.9.1. Medium High Density development should be encouraged to provide recreation and open space through the clustering of dwelling units.
- Policy 1.3.9.2. Medium High Density developments may include single family attached, multi-family and factory built modular housing.
- Policy 1.3.9.3. The multi-family criteria established in 1.3.8.2. are applicable to Medium-High Density. Medium density residential areas shall be located in areas which are, or can be, economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.
- Policy 1.3.9.4. Development of vacant land in the Medium-High Density Residential land use category shall be implemented through zoning categories and actual development densities that provide for an average density of 8.01 dwelling units per acre.
- Policy 1.3.10. High Density 14.01 to 24.00 DU/Acre
- Policy 1.3.10.1. High Density residential development should occur in or adjacent to the University of Florida activity center, and high or medium activity centers to reduce the length and number of automobile trips. High density residential areas shall be located in areas which are, or can be, economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.
- Policy 1.3.10.2. High Density development should be located adjacent to arterials and transit lines, and shall have convenient pedestrian and bikeway access to activity centers.
- Policy 1.3.10.3. Higher Densities than 24.00 DU/Acre may be appropriate only within high activity centers, provided that the development is compatible with surrounding land uses.
- Policy 1.3.10.4. The multi-family criteria established in 1.3.8.2 are applicable to High Density development.
- Policy 1.3.10.5. Development of vacant land in the High Density Residential land use category shall be implemented through zoning categories and actual development densities that provide for an average density of 14.01 dwelling units per acre.
- Policy 1.3.11. Alachua County shall implement a comprehensive rezoning program to implement the Urban Residential land use categories consistent with Objective 1.3.
- a. Implementation of this rezoning program including actual development densities shall be monitored and evaluated annually for consistency with the projected market demand reflected in the supporting data and analysis by evaluating new development approval. If this monitoring indicates significant deviation from these

## 2.0 URBAN ACTIVITY CENTER POLICIES

### 2.1. GENERAL

#### OBJECTIVE 2.1

Urban Activity Centers are nodes of higher intensity uses with provision for a transition of uses within the Activity Center to lower intensity uses and development in the area surrounding the Activity Center. In order to promote the goals and objectives of the Future Land Use Element, it is the intent of these policies and standards to encourage the location of higher intensity uses within Urban Activity Centers. Activity Centers may be characterized by commercial, institutional, industrial, or office uses as primary activities depending upon the needs and character of the surrounding area and the existing or planned availability of functionally equivalent uses within related service or market areas. The nature and intensity of secondary uses, which may include higher density residential uses in appropriate situations, shall be judged in light of the primary use and the character of the surrounding area as well as the availability and need for secondary uses to serve the surrounding area.

- Policy 2.1.1. Urban Activity Center development shall be timed and staged with the economic and efficient provision of supporting community facilities such as streets, utilities, and police and fire protection.
- Policy 2.1.2. Development intensity within Activity Centers shall be greatest at the centroid, gradually decreasing towards the fringe to a point where it is compatible with surrounding land uses.
- Policy 2.1.3. Locations for new Activity Centers shall be determined by the level of future population within a specific service area based on recommended land use and population projections within relevant market or service areas. Wherever possible, sites should be confined to intersections of major highways, and be of sufficient size to allow development of associated activities without encroaching on existing and future neighborhoods.
- Policy 2.1.4. Urban Activity Centers are assigned different designations of level and type based on types of primary uses, secondary uses, scale of those uses and estimates of trip generation. The levels and types of activity centers are defined in Policies 2.2, 2.3, 2.4 and 2.5 below. The level and type of each Activity Center shall be designated on the Future Land Use Map.
- Policy 2.1.5. Activity Centers supplying the same or similar needs should be spaced so that there is no more than ten percent (10%) overlap in primary service areas for the similar activities contained in the separate Activity Centers: if these general criteria are not met, then consideration shall be given to a valid market study that indicates that there is a potential market adequate to support the proposed uses at the Activity Center location. The uses permitted and/or the level of retail commercial activity within an Activity Center may be limited in order to minimize the overlapping of service areas or oversaturation of a relevant market area.
- Policy 2.1.6. All Activity Centers shall be designed to minimize the effects of lighting, noise and signing on adjacent existing and planned residential areas, based on the following guidelines:

- a. Unified signage shall be designed to avoid unsightly intrusions into any adjacent existing or planned residential areas.
- b. Fencing, berm, and appropriate landscaping shall be used to screen views of loading and service areas and to reduce noise and light infiltration into any adjacent existing or planned residential areas.

Policy 2.1.7. Landscaping requirements shall be consistent with the standards of all pertinent County ordinances. Within Activity Centers:

- a. Parking lots shall be landscaped with xeric, native species canopy trees and shrubs. Strips and islands shall be sized and spaced so that in twenty years, fifty percent (50%) of the parking area will be under the mature canopy.
- b. Grasses and flowers shall not be sufficient to satisfy the minimum landscaping requirements, but may be used for additional optional site landscaping.

Policy 2.1.8. Architectural design should use massing, proportion, and scale to define space, to create harmony with adjacent buildings and open spaces and to provide human scale with the Activity Center. Specific approaches include:

- a. Use of a series of smaller, proportional forms to create facades and features that are related to the adjacent smaller buildings if a building will be substantially larger than adjacent buildings.
- b. Use of building massing, proportion, and scale to define the entrances to the Activity Center and the transition between different land use types within the Activity Center.
- c. Various design features should be employed by each land use type within each Activity Center to convey a clear sense of entry, and organization and uniform style. These design features may include, but are not limited to signage, lighting, provision for screening of adjacent land uses from areas such as loading and service areas, clearly defined edges and entrances, and the use of walls, arches, columns, and change of paving type to signify a change in use, function, or ownership.

Policy 2.1.9. Internal traffic circulation systems within an Activity Center shall be designed to maximize use of common access drives and minimize the points of ingress to and egress from the Activity Center to arterial, collector and local roads carrying through traffic.

Policy 2.1.10. Provision shall be made in development plans for safe pedestrian circulation within the Activity Center and from adjacent, existing and planned residential areas. Mass Transit to provide access to Activity Centers shall be encouraged in accordance with Policy 1.4.3 in the Mass Transit Element.

Policy 2.1.11. Reduction of parking areas shall be encouraged wherever practicable through measures such as provision of parking to serve multiple uses. Large expanses of pavement shall be discouraged.

Policy 2.1.12. Where practicable, retention areas shall be designed and used as part of the landscaping/buffering system throughout the Activity Center and should be treated as design elements and enhancements to the overall appearance of the Activity Center.

Policy 2.1.13. The general activity policies contained in this section 2.1 and in sections 2.2 through 2.5 shall govern development within Activity Centers and/or be implemented through the specific Activity Center plans and development guidelines to be adopted as part of this Element.

## 2.2. HIGH ACTIVITY CENTER POLICIES AND STANDARDS

Policy 2.2.1. High Activity Centers are characterized by a concentration of commercial, office, institutional or industrial activities.

The scale of these activities will be at the level of a regional shopping center or equivalent concentrations of a mix of office, institutional, or industrial activities.

Policy 2.2.2. There may be two types of High Activity Centers designated on the Future Land Use Map, depending upon the combination of primary and secondary uses planned for the Activity Center.

- a. High Activity Centers/Retail will have commercial activities as their primary use and secondary activities consisting of office, institutional and multifamily residential use that are compatible with the primary uses.
- b. High Activity Centers/Employment will have office, institutional, industrial uses, individually or in combination, as their primary uses and secondary activities consisting of multifamily residential and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.

Policy 2.2.3. As part of the Urban Activity Center concept, higher intensities and densities will be encouraged in those high activity centers that are additionally designated as a "Regional Activity Center", defined as a compact, high intensity, high-density, multi-use area appropriate for intensive growth (Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(c)2., F.A.C.). The applicable multi-use guidelines and standards may be increased by 100% provided that one land use of the multi-use development is residential, and the residential development amounts to not less than 35% of Alachua County's residential threshold (Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(a)2., F.A.C.). If any portion of the proposed development is located outside the delineated Regional Activity Center, then the increased DRI guidelines and standards shall not apply.

Policy 2.2.3.1 Pursuant to Section 380.06(2)(e), F.S., and Rule 28-24.014(10)(a)1., F.A.C., the Archer Road/34th Street Regional Activity Center is hereby established to increase the development of regional impact guidelines and standards by 50% for residential, hotel, motel, office, or retail developments within the designated area. These increased thresholds shall apply only

to those developments approved after the effective date of the implementing ordinance (Alachua County Ord. 94-9).

2.3.

MEDIUM ACTIVITY CENTER POLICIES AND STANDARDS

- Policy 2.3.1. Medium Activity Centers are characterized by the concentrations of commercial, office, institutional or industrial uses. The scale of these uses will be at the level of a community shopping center or equivalent concentrations of a mix of commercial, offices, institutional, or industrial activities.
- Policy 2.3.2. There may be two types of Medium Activity Centers designated on the Future Land Use Map depending upon the combination of primary and secondary uses planned for the Activity Center.
- a. Medium Activity Centers/Retail will have commercial activities as their primary use and secondary activities consisting of office, institutional and residential uses that are compatible with the primary uses.
  - b. Medium Activity Centers/Employment will have office, institutional or industrial uses as their primary uses and secondary activities consisting of residential, and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.

2.4.

LOW ACTIVITY CENTER POLICIES AND STANDARDS

- Policy 2.4.1. Low Activity Centers are characterized by neighborhood-oriented commercial uses or a mix of limited office, institutional or limited retail and service or light industrial activities.
- Policy 2.4.2. There may be two types of Low Activity Centers designated on the Future Land Use Map depending upon the combination of primary and secondary uses shared for the Activity Center.
- a. Low Activity Centers/Retail will have neighborhood-oriented commercial activities as their primary use and secondary activities consisting of office, institutional and residential uses that are compatible with the primary uses.
  - b. Low Activity Centers/Employment will have office, institutional or industrial uses as their primary uses and secondary activities consisting of residential, and limited retail and service uses that are supportive of the primary uses. Such supporting uses shall be phased to coincide with the primary uses they are supporting.

2.5.

UNIVERSITY OF FLORIDA ACTIVITY CENTER POLICIES AND STANDARDS

- Policy 2.5.1. The University of Florida Activity Center is characterized by the concentration of university- owned facilities.



## 3.0 COMMERCIAL POLICIES

### 3.1. GENERAL

#### OBJECTIVE 3.1

A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).

- Policy 3.1.1. In order to provide sufficient flexibility to meet the needs of different types of commercial activities, a range of land areas and locations shall be provided for commercial development.
- Policy 3.1.2. New commercial facilities shall be encouraged to locate on vacant parcels of land within designated activity centers in order to discourage strip commercial development and the premature establishment of new activity centers.
- a. All neighborhood, community and regional level shopping centers shall locate within high, medium, or low activity centers according to appropriate standards.
- Policy 3.1.3. The size, location, and function of shopping centers shall be related and central to the population and market area they serve.
- Policy 3.1.4. In conformance with the Economic Element, the land development regulations shall provide for cottage industries. Cottage industries are defined as a business or commercial activity conducted on a residential property which is accessory to the residential use of that property.
- Policy 3.1.5. The sale of agricultural products produced on site shall be permissible on that site.
- Policy 3.1.6. New commercial developments should be designed to provide for the concentration of similar and/or complimentary commercial uses in order to promote a more efficient, viable and orderly use of land.
- Policy 3.1.7. Commercial locations and proposed uses shall be consistent with the Conservation Policies and Standards.
- Policy 3.1.8. Shopping Centers are designated a level within the Regional, Community, Neighborhood hierarchy based on the characteristics of the leading tenant.
- Policy 3.1.9. The County shall develop regulations that establish landscaping and signage standards for commercial development.
- Policy 3.1.10. All Neighborhood, Community, and Regional shopping centers shall include bicycle parking areas, and when appropriate, bus bays and bus shelters in order to encourage alternative transportation modes.

3.2. LOCATION AND COMPATIBILITY

OBJECTIVE 3.2

Commercial development shall be so located as to maintain compatibility with neighboring residential uses.

Policy 3.2.1. Commercial development shall be designed to minimize the negative impacts on surrounding residential uses.

Policy 3.2.2. The land development regulations shall provide for adequate buffering between commercial and residential uses.

Policy 3.2.3. Cottage industries shall not adversely impact adjacent residential uses.

3.3. REQUIRED FACILITIES AND SERVICES

OBJECTIVE 3.3

New commercial development shall be located where adequate facilities and services are planned or available.

Policy 3.3.1. New commercial development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this plan for roads, potable water and sanitary sewer, solid waste, and stormwater facilities and the concurrency provisions of this Plan.

Policy 3.3.2. In addition to the facilities for which level of service standards are adopted as part of the concurrency management system of this plan, other facilities that shall be adequate to serve new commercial development include:

- a. fire, police, and emergency medical protection;
- b. local streets;
- c. pedestrian facilities and bikeways.

3.4. ROADWAY COMMERCIAL POLICIES AND STANDARDS

OBJECTIVE 3.4

Roadway commercial or "strip commercial" development should be located within activity centers. These uses are generally undesirable because of increased traffic problems, decreased visual quality and the creation of more commercial/residential interfacing. However, certain commercial uses may not be compatible with activity center development but are more appropriate along arterial or collector streets.

Policy 3.4.1. New Roadway Commercial uses shall be subject to the following location and compatibility standards:

- a. New Roadway Commercial uses shall only be permitted as infill of existing "strips" rather than extending or opening up new "strips".
- b. Roadway commercial uses shall meet the criteria in Policy 3.4.3.b. concerning access management.
- c. Roadway commercial uses are appropriate only within the designated urban clusters.
- d. Office uses may be permitted to infill existing strip commercial areas when appropriate office standards are met (see 3.9.1.).

Policy 3.4.2. Roadway Commercial uses shall be implemented with development regulations which address the unique needs of this land use classification. In the interim, until land development regulations consistent with these policies are adopted, the standards and criteria governing Roadway Commercial development shall be implemented through the County's Development Review Committee process.

Policy 3.4.3. Commercial Enclaves are designated within the Urban Cluster on the Future Land Use Map. These sites shall be subject to the following location and compatibility standards:

- a. Development of Commercial Enclaves shall be required to meet all concurrency requirements.
- b. Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements.
- c. A maximum of 20,000 square feet of gross leasable area shall be permitted within each enclave.
- d. Uses may include neighborhood convenience centers consistent with Policy 3.8., offices consistent with Policy 3.9.1. and sit down restaurants.
- e. The land development regulations for this land use category shall specify performance standards required to mitigate any adverse impact of such development on adjacent land uses and affected public facilities. Such performance standards shall include buffering and landscaping provisions, site design measures to locate such uses away from less intensive adjacent land uses, signage and parking restrictions, and intensity provisions (e.g. height and bulk restrictions). In the interim, until land development regulations consistent with these policies are adopted, the standards and criteria governing Commercial Enclaves shall be implemented through the County's Development Review Committee process.
- f. This policy shall be reviewed by 1993 to determine the effectiveness of this land use category.

## 5.0 INSTITUTIONAL POLICIES

### 5.1. GENERAL

#### OBJECTIVE 5.1

An institutional land use category shall be established to allow for a range of institutional uses, subject to the policies and standards contained in this Section. Potential locations for major future institutional uses are identified on the Land Use Element Maps. In order to promote accessibility to certain institutional uses and provide opportunities for complementary activities that could be achieved through location of such uses in close proximity to other uses, certain institutional uses are allowed in other land use categories designated on the future land use map. This shall be implemented through land development regulations, implemented in accordance with the guidance and policies pertaining to institutional uses in general and particular institutional uses provided within this Section 5.0., 11.1.2.1, and 11.4.

Policy 5.1.1. The following uses are considered institutional and governmental uses in Alachua County:

- a. Public and Private Educational Facilities (meeting State of Florida compulsory education requirements), Day Care Centers, and Nursery Schools;
- b. Cultural Facilities (for example: libraries, museums, theaters for performing arts);
- c. Health Care Facilities (hospitals, specialized medical centers, clinics, nursing homes, retirement centers);
- d. Public utility and other infrastructure facilities;
- e. Religious Facilities; and
- f. Community Service Organizations.

Policy 5.1.2. Major institutional development shall implement the urban cluster concept.

Policy 5.1.3. Locations for institutional uses shall conform with the Conservation policies of Alachua County.

Policy 5.1.4. New institutional development shall meet all of the requirements for adequate facilities based on the level of service standards for those facilities and the concurrency provisions of the Plan, unless exempted by State or Federal law from such requirements.

### 5.2. LOCATION AND COMPATIBILITY

Policy 5.2.1. The following criteria shall determine the appropriateness of potential institutional locations:

- a. Optimum service area;
- b. Optimum operating size;
- c. Access to clientele;
- d. Compatibility with surrounding uses;

## 6.0. RECREATION AND OPEN SPACE POLICIES

### 6.1. GENERAL

#### OBJECTIVE 6.1

Recreation and open space areas shall be established to provide for the recreation and open space needs of the people, to provide natural dividers between different land uses and neighborhoods, to protect natural resources and functions, consistent with the policies and standards contained in this Section.

Policy 6.1.1. Natural barriers, such as steeply sloping ridges, sinkhole areas, stream flood plains, and other areas unsuitable for urban development, shall be used where appropriate as natural dividers between neighborhoods, and should be retained as recreation or open space areas.

Policy 6.1.2. Public and private provision of open space serving various functions shall be implemented in accordance with the Policies under Objectives 2.1 and 2.2 in the Recreation and Open Space Element of this Plan.

### 6.2. LOCATION AND COMPATIBILITY

Policy 6.2.1. Recreational development and open space areas shall be encouraged to coincide with the protection of aquifer recharge areas.

Policy 6.2.2. Recreational and open space areas should be utilized to separate incompatible land uses.

Policy 6.2.3. The future location of neighborhood parks should be coordinated with the Alachua County School Board and various municipal governments to minimize total land costs, share maintenance costs, and to enhance the sense of community with a combined site.

Policy 6.2.4. Neighborhood and community parks should be located on local and collector streets. However, such facilities may locate adjacent to arterials, railroad tracks, power lines or other facilities, provided that proper screening and public safety is assured.

Policy 6.2.5. The public use of Alachua County's recreational water resources shall be encouraged. Measures should be taken to provide proper access to these resources.

### 6.3. DESIGN AND SITE STANDARDS

Policy 6.3.1. Recreational and open space areas should be linked to residential areas by bikepaths, sidewalks or footpaths.

Policy 6.3.2. Recreational and open space areas shall be designed to minimize the impacts of people on the sensitive natural environment.

Policy 6.3.3. Donated park sites shall allow for access by the general public.

## 7.0 RURAL AND AGRICULTURAL POLICIES

### 7.1. GENERAL

#### OBJECTIVE 7.1

Rural areas shall be developed in a manner consistent with the retention of agriculture and the preservation of environmentally sensitive areas. Rural areas also act as urban separators. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. Limitations on development in rural areas also ensures the availability of land appropriate for the future growth of the community.

- Policy 7.1.1. The County shall encourage the continuation of productive agricultural uses, as they are very important to the local economy.
- Policy 7.1.2. Urban growth shall be discouraged in important agricultural areas so long as other opportunities for growth exist in the County.
- Policy 7.1.2.1 Changes in conditions such as population growth in areas designated for urban growth, feasibility and cost of providing infrastructure and services necessary to support urban development, and changes in economic factors affecting agriculture in the County shall be monitored and assessed on an annual basis to determine the need for designation of areas for additional urban development.
- Policy 7.1.3. Sound conservation practices and increased production shall be encouraged in the use of agricultural lands, including multiple use forestry practices consistent with resource tolerance. (see 8.3.1(d))
- Policy 7.1.4. The County shall support the development of markets for the sale of locally produced agricultural goods. Support shall be reflected in the County's economic development policies.
- Policy 7.1.5. Agricultural pursuits shall be allowed in all land use classifications, provided that the health, safety and welfare of the general public is assured.
- Policy 7.1.6. The land development regulations shall specify criteria and standards for certain agricultural uses such as dairies to insure protection of water quality.

### 7.2 RURAL/AGRICULTURE

- Policy 7.2. Areas identified for Rural/Agriculture on the Future Land Use Map are recommended for rural residential uses and agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, and agricultural products distribution. New residential uses at a maximum density of (1) dwelling unit per 5 acres shall be permitted subject to the restrictions in Policy 7.2.7. and the requirement for clustering of larger rural residential developments in accordance with Policy 7.2.8.
- Policy 7.2.1. The County shall not construct new roadways other than arterials and collectors in the

## 8.0. CONSERVATION POLICIES

### 8.1. GENERAL

#### OBJECTIVE 8.1

A Conservation land use category shall be established for those areas which have natural limitations to development because of their sensitive environmental character. In addition, specific conservation policies and standards shall apply to areas not designated conservation but containing special resources or providing special functions requiring protection, such as sinkholes. The applicability of the policies and standards in this section shall be determined for all development during the development review and permitting process. Where site specific analysis or verification is required to determine the presence of natural resources protected under this section, the cost of such analysis or verification shall be borne by the applicant.

- Policy 8.1.1. Areas that have natural limitations to development because of their sensitive environmental character shall be developed only within the constraints of those natural limitations and consistent with the standards referenced in Policies 8.2.1. through 8.2.7.
- Policy 8.1.2. Any area within a parcel of land is deemed to be a conservation area if it possesses one or more of the following characteristics and shall be subject to the policies listed in subsection 8.2.:
- a. Significant Geologic Features - Karst features such as springs, caves to be identified as required by Conservation Element Policy 2.4.1.
  - b. Wetlands - Areas which are inundated or saturated by surface or ground water with a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated or seasonally saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.  
  
Wetlands are generally mapped on the Florida Wetland Inventory Map by the U.S. Fish and Wildlife Service.
  - c. Flood Hazard - Areas subject to one hundred (100) year flooding.
  - d. Surface Waters - Lakes, rivers, streams, ponds, as defined in Conservation Element Policy 2.1.11.
  - e. Stream and Lakeshore Stabilization Zones - Transitional or buffer zones associated with surface water bodies, as defined in Conservation Element Policy 2.1.11.
- Policy 8.1.3. The intensity of development on land adjacent to conservation areas shall be determined in light of the unique characteristics of the conservation area.
- Policy 8.1.4. Where applicable, all development shall conform with the air and water quality standards as provided in the regulations of the U.S. Environmental Protection Agency, Water Management Districts, the Florida Department of Environmental Regulation, and other appropriate agencies.

12.4.

SPECIAL AREA STUDY - IDYLVILD/SERENOLA

OBJECTIVE 12.4

A Special Area Study is established for the Idylwild/Serenola area which shall be subject to the policies and standards contained in this Section.

12.4.1. General

Policy 12.4.1. The intent of this Special Area Study is to establish specific guidelines for the area identified as Idylwild/Serenola, generally bounded by Archer Road to the north, Gainesville City limits to the east, Paynes Prairie to the south and east, and SW 34th Street and Interstate 75 to the west. To help with identification of the area and specific areas described herein, an Idylwild/Serenola Special Study Area map, designated Map 1, is incorporated by reference in this Section. Except where modified by the policies herein, all policies of the Plan shall be applicable within the study area. Where the specific policies conflict with general policies in the remainder of the plan, it is the intent that the policies herein shall prevail.

Policy 12.4.2. Goal: Environmental Resources

Policy 12.4.2. It is the goal of this Special Area Study to conserve, manage, and restore or enhance the natural and cultural resources of the Idylwild/Serenola neighborhood, to ensure long-term environmental quality for the future. To help with the general identification of some of the specific areas described herein, an Environmental Resources Map, designated Map 15, is incorporated by reference in this Section.\*

Policy 12.4.2.1. Objective: Significant Natural Upland Communities

Policy 12.4.2.1. To preserve and conserve significant uplands, policies (a) through (c) below shall apply.

Significant uplands are defined as forested upland communities (associations) of plants and animals, which, because of their great variety of species are deemed to be of exceptional quality and richness (community completeness). These habitats are typically of sufficient size to maintain normal flora and fauna, have actual or potential linkages to other significant natural areas and contain sufficient diversity among species and communities.

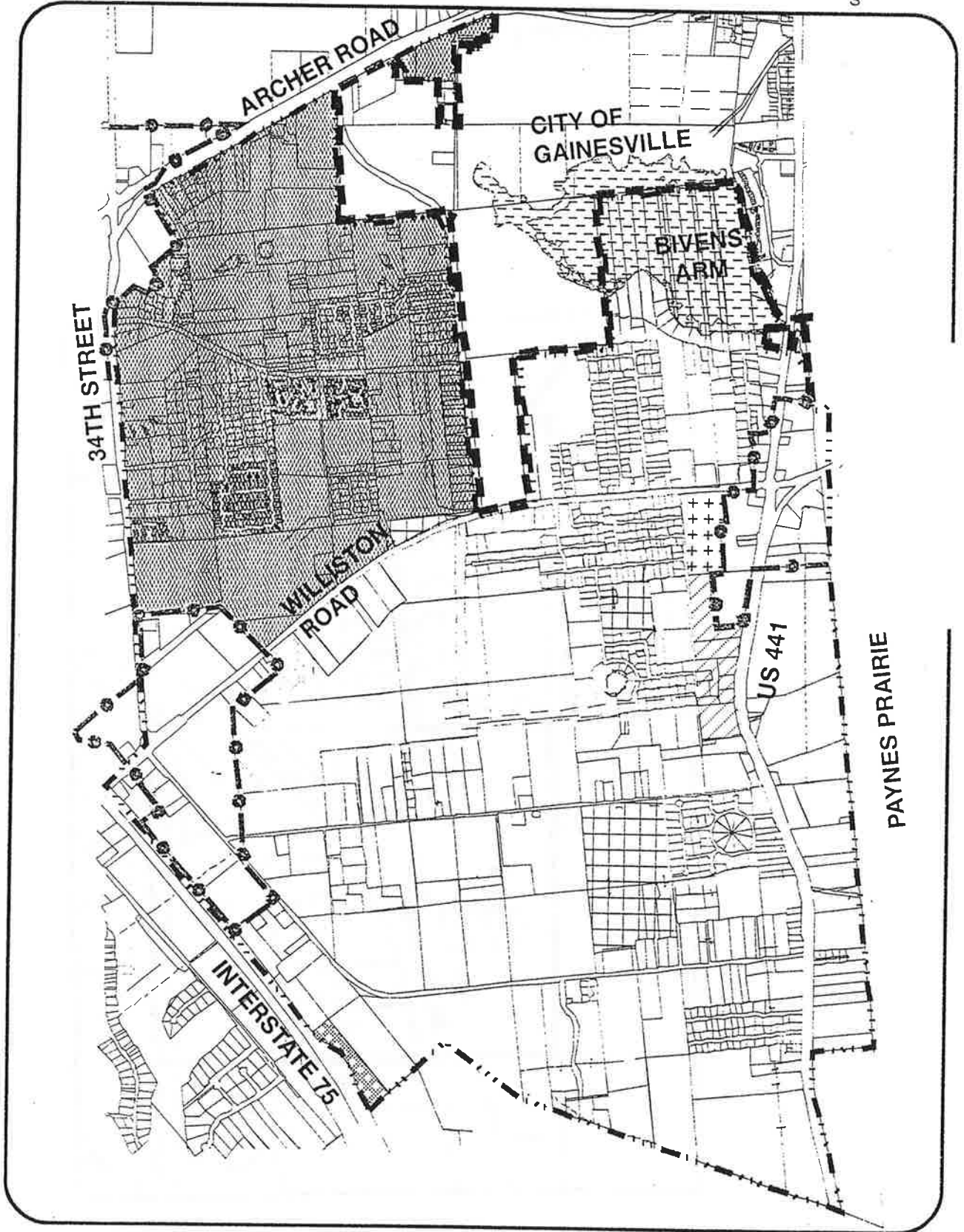
- a. Preservation of upland communities shall be encouraged through public/private acquisition where possible, and other appropriate methods of preservation.
- b. Appropriate conservation strategies shall be developed/utilized to permit appropriate development where preservation cannot be accomplished. These development regulations are addressed in the Conservation Element.
- c. Criteria for the conservation of significant uplands shall be developed and included as a part of the development review process.

12.4.2.2. Objective: Tree Canopy Areas









# IDYL WILD/SERENOLA

special area study

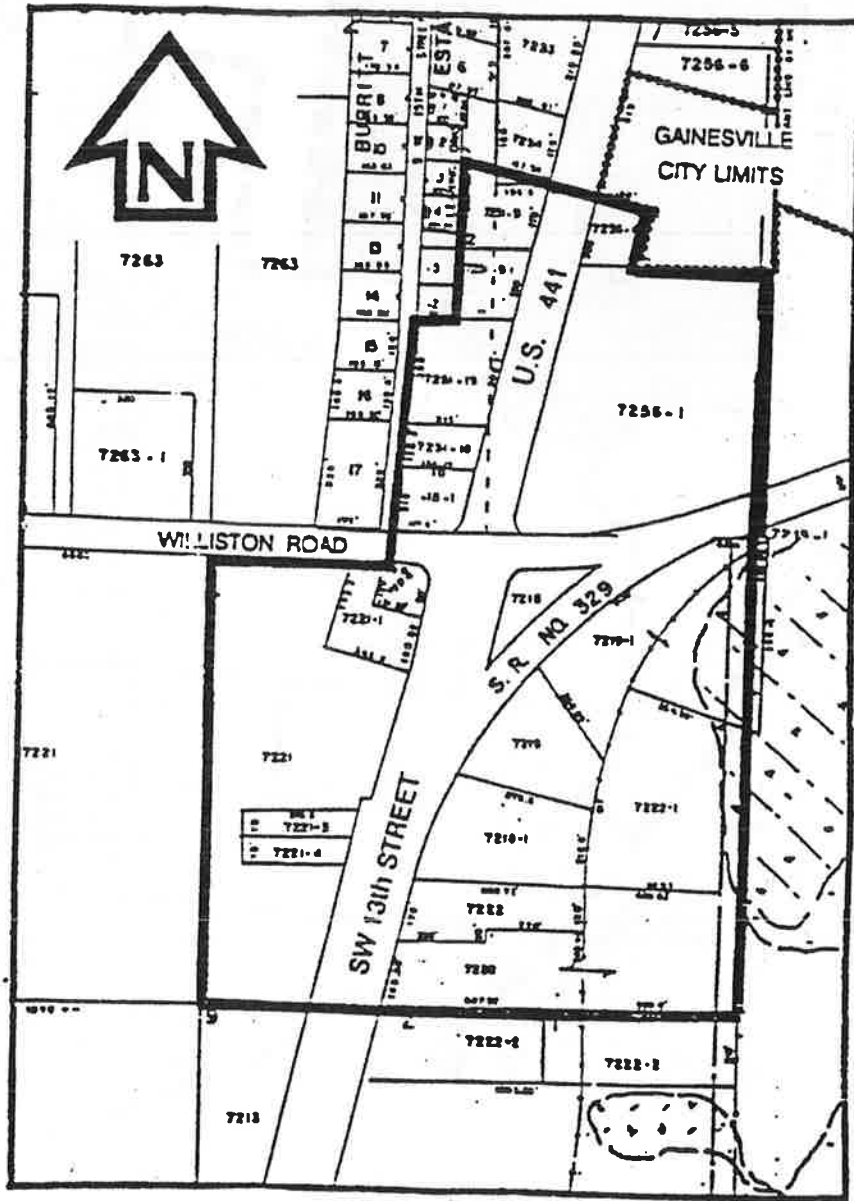


## LEGEND

	Special Area Study		Activity Center		City Limits		Recreation		Institutional		Commercial
	Residential 0-2/AC		Residential 2-4/AC		Residential 14-24/AC		Office/Residential 2-4/AC		Office/Residential 4-8/AC		

# WILLISTON RD. & S.W. 13th ST.

low activity center



**EXCERPTS FROM THE ALACHUA COUNTY LAND DEVELOPMENT REGULATIONS**

**CHAPTER 392. ZONING DISTRICTS**

**Sec. 392.01. Establishment of districts.**

Within the unincorporated area of Alachua County, Florida, the following zoning districts are established:

- (1) Agricultural districts:
  - a. A, agricultural district.
- (2) Residential districts:
  - a. RE, single-family, estate residential (one dwelling unit per two acres).
  - b. RE-1, R-1aa, R-1a, R-1bb single-family, low density (one to four dwelling units per acre).
  - c. R-1b, single-family, medium density (four to eight dwelling units per acre).
  - d. R-1c, single-family, manufactured homes, low density (one to four dwelling units per acre).
  - e. R-2, multiple-family, medium density.
  - f. R-2a, multiple-family, medium-high density.
  - g. R-3, multiple-family, high density.
  - h. RP, residential/professional.
  - i. RM, manufactured/mobile home park.
  - j. RM-1, travel trailer park and campground district.
- (3) PUD, planned unit development.
- (5) Business/commercial districts:
  - a. AP, administrative/professional.
  - b. BP, business and professional.
  - c. BR, business, retail.
  - d. BR-1, business, tourist and entertainment.
  - e. BH, business, highway.
  - f. BA, BA-1, business, automotive.

- g. BW, business, wholesale.
- h. MB, business, marine.
- (7) C-1, conservation district.
- (8) Overlay districts:
  - b. Activity centers and special area studies.

**Sec. 392.20. A agricultural district.**

It is the intent of the agricultural district to implement the rural and agricultural policies of the future land use element of the comprehensive plan to develop rural areas consistent with the retention of agriculture and the preservation of environmentally sensitive areas.

(1) *Uses permitted.*

- a. Single-family dwellings, including manufactured homes, and mobile homes meeting inspection and certification requirements found in section 393.16(b)(1)e.1, 2, 3 and 4, with their customary uses, on the basis of one dwelling per each five acres of land or more under the same ownership. Family day care homes registered and licensed with the department of health and rehabilitative services, or locally licensed by Alachua County.
- b. All commercial agricultural pursuits, and structures incidental thereto, including products, livestock, poultry, and poultry products, field crops, truck crops, citrus groves, fruit and berry crops, horticultural specialties, apiculture, and forestry, including naval stores operations.
- c. The processing, packaging, and sale of agricultural products and commodities which are raised on the premises. Retail roadside sales, except landscape materials such as trees and shrubs, shall be permitted only from conforming or temporary structures on private property. Such temporary structures may be permitted within the required front yard.
- d. Public parks and recreational areas, golf courses, game preserves, historical areas.
- e. Poultry or livestock requirements on parcels less than five acres:
  - 1. No poultry or livestock shall be permitted on parcels of less than one acre in size.

2. Limitations on the number of poultry and/or livestock permitted on parcels between one and five acres in size, are as the following:
    - i. Forty chickens or other poultry per acre.
    - ii. One horse or other equines per acre.
    - iii. One cow or other cattle per acre.
    - iv. Six goats or sheep per acre.
  3. No more than one hog or swine may be permitted on a parcel that must be at least three acres in size.
  4. Poultry and livestock permitted in this section shall be for personal use only, except youth projects. Poultry and poultry by-products may be sold off the premises. The raising of all poultry and livestock shall be done in such a manner as to prevent obnoxious odors, the breeding of rodents, flies, or other insects, so as not to create a nuisance of any kind.
  5. The commercial raising of animals, except as otherwise provided in this subsection, shall be prohibited.
- f. Direct land application of residential yard trash for on-farm recycling with following requirements:...

(2) *Special exceptions.*

- a. The processing and packaging of raw agricultural products and commodities grown off the premises, provided that ...
- b. Rural conference center, provided that ...
- c. Assembly and processing of forestry products such as truss manufacturing, but not including wood treatment or preservation by chemical means.
- d. Repair of automobiles, light trucks, farm machinery and other small vehicles or machines as either (1) an accessory use to a dwelling and conducted solely by the bona fide resident of the dwelling and only in a completely enclosed building, with no sign displayed in connection with such use, or (2) in accordance with "cottage

industry" provisions and standards elsewhere in these regulations.

- e. Farmworker housing to allow living accommodations for farmworkers and their families when associated with the performance of agricultural labor....
- f. Agricultural services, except that the area of the special exception shall not exceed three acres in size.
- g. Commercial dairies.
- h. Bed and breakfast inn, as defined in ...
- i. Medical clinics designed to serve the needs of a rural area, and with no overnight housing of patients.

(3) *Uses prohibited.*

- a. The commercial raising of animals, except as otherwise provided in this section.
- b. Any business, commercial, or industrial use, except in connection with agricultural pursuits otherwise permitted in this section.

### **ARTICLE III. RESIDENTIAL DISTRICTS**

#### **Sec. 392.31. Single-family residential districts, RE, RE-1, R-1aa, R-1a, R-1b, R-1bb, and R-1c.**

It is the intent of the single-family residential districts to implement the urban residential policies of the future land use element of the comprehensive plan. The single-family residential districts shall implement the estate residential, low density residential, and, in some instances, the medium density residential density ranges on the future land use map.

(1) *Uses permitted.*

- a. *RE, RE-1, R-1aa, R-1a, R-1b, R-1bb.* Single-family dwellings and customary accessory buildings thereto. Family day care homes registered and licensed with the department of health and rehabilitative services, or locally licensed by Alachua County.
- b. *R-1c.* Single-family dwellings, manufactured homes, and mobile homes meeting ...

#### **Sec. 392.32. Multiple-family residential districts, R-2, R-2a and R-3.**

It is the intent of the multiple-family residential zoning district to implement the Urban Residential policies of the Alachua County future land use element of the comprehensive plan. Multiple-family districts, therefore, shall be allowed only in those areas designated medium, medium-high, or high density residential on the future land use map.

(1) *Uses permitted.*

- a. *R-2 district.* Single-family detached dwellings, single-family attached dwellings, multiple-family dwellings, assisted living facilities, and customary accessory buildings incidental thereto.
- b. *R-2a district.* Single-family detached dwellings, single-family attached dwellings, multiple-family dwellings, assisted living facilities, and customary accessory buildings incidental thereto.
- c. *R-3 district.* Single-family attached dwellings, single-family detached dwellings, multiple-family dwellings, assisted living facilities, roominghouses, fraternities, sororities, dormitories, and customary accessory buildings incidental to these uses permitted.

(2) *Density, lot and building requirements.*

a. Maximum density:

R-2	8 units/acre
R-2a	14 units/acre
R-3	24 units/acre

b. Minimum density:

R-2	1 unit/acre
R-2a	4 units/acre
R-3	8 units/acre

**Sec. 392.33. RP residential/professional district.**

It is the intent of the residential/professional district to provide a transition zone between commercial and residential uses by allowing urban density residential development, certain institutional uses, and limited office uses. This zone may be used in areas designated residential on the future land use map of the comprehensive plan when providing such a transition, or to implement areas designated for commercial and institutional uses on the future land use map. The density of the residential development approved in this zoning district shall be that which is designated on the future land use map. The RP zoning district also may be used in areas designated for commercial use on the future land use map; however, any residential use shall be included as an integral part of the office/institutional structure.

(1) *Uses permitted.*

- a. Single-family detached dwellings, single-family attached dwellings, multiple-family dwellings, assisted living facilities, and accessory buildings incidental thereto.
- b. Business and professional services, excluding the retail sale of goods and commodities and excluding personal services; rooming houses, bed and breakfasts, churches, private schools, daycare centers, studios/schools, including dance, music, art, gymnastics, and martial arts, and customary accessory buildings incidental thereto.
- c. Nonresidential uses specified in subsection 392.33(1)b. shall be permitted within areas identified for residential uses on the future land use map of the comprehensive plan, provided that gross leasable area does not exceed 7,000 square feet per building, or a building height of more than two stories. In such areas designated residential on the future land use map, where nonresidential uses are adjacent to properties zoned single-family residential, the maximum building height shall not exceed one story.

(6) *Special exceptions in RP district.*

- a. Funeral homes provided that embalming and crematory services are not permitted. Additionally, the following criteria is required:
  1. Sidewalks, not less than five feet in width shall be provided along the perimeter edge of all abutting street rights-of-way.
  2. All off-street parking shall be located to the rear and/or side and rear of the





building. Where no alley exists and vehicular access is through the front of the lot, garage or carports shall be located a minimum of 25 feet behind the front building setback. All off-street parking shall be screened and buffered from the adjacent rights-of-way, and adjacent uses. All screening shall be provided within ten feet of the edge of the pavement.

3. If a special exception for a funeral home is approved within areas identified for residential uses on the future land use map of the comprehensive plan, the gross leasable area per building shall not exceed 7,000 square feet and a building height of more than two stories. In such areas designated residential on the future land use map, where nonresidential uses are adjacent to properties zoned single-family residential, the maximum building height shall not exceed one story.

#### **ARTICLE IV. PLANNED UNIT DEVELOPMENT DISTRICT**

##### **Sec. 392.40. Purpose of article; general-standards.**

- (a) It is the purpose of this article to permit planned developments which are intended to promote the development of land as planned communities, planned commercial and industrial complexes, or planned mixed-use developments; utilize flexible and creative concepts of site planning; protect the environment by offering opportunities and incentives for preservation and conservation of environmentally sensitive and important natural areas; concentrate development; accomplish a more desirable environment than would be possible through the strict application of the minimum zoning requirements; provide for an efficient use of land resulting in a smaller network of utilities and streets and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

#### **ARTICLE VI. BUSINESS/COMMERCIAL DISTRICTS**

##### **Sec. 392.60. Generally.**

- (a) The business/commercial districts (AP, administrative and professional district; BP, business and professional; BR, business, retail sales and services; BH, highway oriented business; BW, wholesale and warehousing; and MB, business, marine) are intended to implement the Commercial designations on the future land use map consistent with the Commercial policies of the future land use element of the comprehensive plan. Specific zones have been established to accommodate the variety of commercial land uses and allow

for a range of commercial activities within designated areas.

- (b) Within these districts as shown on the zoning map of Alachua County, Florida, the following regulations shall apply.

**Sec. 392.61. AP administrative and professional district.**

It is the intent of the administrative and professional district to implement the Office or Office/Residential designations on the future land use map. This district may also be appropriate in rural clusters or rural employment centers or used to implement the roadway commercial policies.

(1) *Uses permitted.*

- a. Offices of physicians, dentists, osteopaths, chiropractors, opticians, or other professional persons concerned with improving personal or community health.
- b. Offices of architects, engineers, artists, or other persons employed in the graphic arts.
- c. Offices in which personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, real estate, and small loan agencies, but not commercial banks, savings and loan associations, or credit unions.
- d. Offices for veterinarians, veterinary hospitals, or clinics conducted wholly within a soundproof structure, and their customary accessory uses.

**Sec. 392.62. BP business and professional district.**

It is the intent of the business and professional district to implement the Office designation and policies of the future land use element of the comprehensive plan. This district may also be appropriate in rural clusters and rural employment centers or used to implement the roadway commercial policies.

- (1) *Uses permitted.* Professional services, business services, personal services, public and private institutions, parks, government and community buildings, studios, lodges, hospitals, churches, funeral homes, nursing homes, and financial institutions, including savings and loan associations, credit unions, commercial banks, offices for veterinarians, veterinary hospitals or clinics conducted wholly within a soundproof structure, and their customary accessory uses.

- (2) *Uses prohibited.* Single-family dwellings, the retail sale of goods and commodities except as accessory to any of the uses permitted, and such other uses as not expressly permitted for this district.

**Sec. 392.63. BR retail sales and services district; BR-1 business, tourist and entertainment district.**

It is the intent of the retail sales and service district to implement the Commercial designation on the future land use map. This designation may also implement the neighborhood convenience commercial policies or be appropriate in rural clusters and rural employment centers. It is the intent of the business, tourist and entertainment district to implement the Tourist/Entertainment Commercial policies and standards by providing commercial uses along the I-75 corridor that are oriented primarily toward services for the short term visitor to Alachua County.

- (1) *Uses permitted in BR district.* Professional services, including offices for veterinarians, veterinary hospitals or clinics conducted wholly within a noise-attenuated structure; personal services; business services; financial institutions, including commercial banks; retail sales and services; type A restaurants; cocktail lounges, bars, taverns, hotels and motels, and nightclubs within the principal building; and excluding automotive sales and services and service stations.
- (2) *Uses permitted in BR-1 district.* Types A and B restaurants, service stations, gift shops as part of and in conjunction with another permitted use, convenience food stores, hotels, motels, museums, and art galleries.
- (4) *Special exceptions in BR district.*
  - a. Self-service fuel pumps in conjunction with convenience food stores, provided that the requirements of section 393.45 are met.
  - b. Type B restaurants having all the characteristics of type A restaurants that additionally dispense food from not more than one window to drive-up ...
  - c. Commercial recreation and entertainment, such as motion picture theaters, arcades, billiards, and bowling alleys, may be permitted in preplanned shopping centers within the BR district, as defined in section 393.34 of these regulations.
- (5) *Special exceptions in BR-1 district.*
  - a. Amusement parks, family theme parks, and

zoological gardens.

**Sec. 392.64. BH highway oriented business services district.**

It is the intent of the highway oriented business services district to implement the Commercial designation within activity centers designated on the future land use map. This district may also be appropriate in urban areas designated Tourist/Entertainment.

- (1) *Uses permitted.* Professional services, including offices for veterinarians, veterinary hospitals or clinics conducted wholly within a noise-attenuated structure; personal services; retail sales and services; hotels and motels; cocktail lounges and nightclubs within the principal building and as accessory to hotels and motels; types A and B restaurants; financial institutions including commercial banks; and service stations, but excluding major repairs, paint and body works.
- (2) *Special exceptions.* Commercial recreation and entertainment such as motion picture theaters, driving ranges and bowling alleys with site plan approval.

**Sec. 392.65. BA and BA-1 automotive oriented business districts.**

It is the intent of the automotive oriented business districts to implement the Commercial designation within activity centers designated on the future land use map.

- (1) *Uses permitted in BA districts.* Business services, professional services, including offices for veterinarians, veterinary hospitals or clinics conducted wholly within a noise-attenuated structure; personal services; retail sales and services; type A and type B restaurants; bars; taverns; drive-in theaters; service stations; sale of new and used automobiles; truck sales; trailer sales; automotive, truck, or trailer rental; motels, hotels, cocktail lounges, nightclubs; and auto repair facilities including overhauling, major repairs, paint and body work; commercial recreation and entertainment uses; but excluding manufactured home and mobile home sales and rental. Outdoor temporary display and sales of automobiles, light trucks, motorcycles, boats, and similar products as use accessory to retail uses.
- (2) *Uses permitted in BA-1 districts.* All uses permitted in the BA district; provided, however, that the storage or display of goods and commodities shall be contained within a completely enclosed building.
- (3) *Special exceptions.* Retail sales and repair of heavy

machinery and equipment, farm equipment, retail establishments for sale of farm supplies, lumber and building supplies, monuments, and similar uses.

**Sec. 392.66. BW wholesale and warehousing district.**

It is the intent of the wholesale and warehousing district to implement the Commercial designation on the future land use map. This district may also be appropriate in areas designated Light Industrial or Warehousing/Distribution.

- (1) *Uses permitted.* Professional services, business services, personal services, type A restaurants, wholesale, warehousing, moving and storage uses, furniture stores, and mini-warehouses.
- (3) *Uses permitted by special exception.* Commercial recreation and entertainment, drive-in establishments, type B restaurants, service stations, automotive sales and service.
- (4) *Accessory uses.* Accessory uses may include retail sales and services.

**Sec. 392.67. MB business marine district.**

It is the intent of the business marine district to implement the Tourist/Entertainment policies in areas adjacent to lakes, rivers or other natural bodies of water.

- (1) *Uses permitted.* Boat sales and services, including the sale of fuel and lubricants for boats only, boat storage and repair, bait and tackle shops including associated retail sales, and fish camps including retail sales when operated in conjunction with a fish camp, type A restaurants.
- (2) *Uses prohibited.* Automotive sales and service, and service stations.
- (4) *Uses permitted by special exception.* Cocktail lounges, bars, taverns, motels, campgrounds, recreational vehicle parks, convenience stores.

**Sec. 392.80. C-1 conservation district.**

It is the intent of the conservation district to implement the Conservation designation on the future land use map and this district shall be used for other properties which have natural limitations to development because of their sensitive environmental character. Development in the C-1 conservation district shall be permitted only as provided in this section.

- (1) *Permitted uses.*

- a. Public and private recreation and open space areas that do not significantly alter natural systems.
- b. Public and private wildlife preserves, game management and refuge areas.
- c. Water conservation and retention areas which may be a portion of overall site design that are deemed appropriate for stormwater management.
- d. Agricultural uses, including silviculture (employing best management practices) that do not significantly alter the natural function of the conservation area.
- e. One single-family residence on a minimum of ten acres provided that:

#### **ARTICLE IX. OVERLAY DISTRICTS**

##### **Sec. 392.90. Generally.**

Overlay zoning districts are hereby established for airport impact zones, activity center plans, special area studies, I-75 urban residential districts, and vegetative buffer overlay districts.

- (1) *Purpose.* The overlay districts are established for the purpose of implementing special regulations, activity center plans, and special area studies for particular areas. Airport impact zones, activity centers, special study areas, the I-75 corridor, and vegetative buffer districts are distinct areas of the county where special regulations, plans, or studies may employ separate standards and policies for density, intensity, and/or environmental constraints consistent with their special purpose, character, and capacity for service.
- (2) *Effect of classification.* These districts are an overlay district classification. They are intended to operate in conjunction with the underlying zoning district(s) for the area. In cases where these special regulations are at variance, the most restrictive or that imposing higher standards shall govern.

##### **Sec. 392.92. Activity center and special area study overlay districts.**

- (a) *Intent.* The provisions of these districts are intended to:
  - (1) Provide for specific design guidelines in locations identified in Future Land Use 2011 which should be developed in a coordinated manner in order to achieve the goals and objectives of the comprehensive plan; and

- (2) Maximize achievement of goals and objectives of the comprehensive plan when special problems of an area are identified which require unique measures over and above the usual zoning regulations.
- (b) *Application and administration.* After an activity center plan or special area study has been adopted, it shall operate in conjunction with the underlying zoning district regulations for the area, and shall be applied and enforced like any other zoning district regulation. Only development consistent with the activity center plan or special area plan shall be permitted.
- (c) *Establishment of activity center plan and special study area overlay districts.* There are hereby created on the zoning map of Alachua County, Florida, the following overlay districts to implement policies in the future land use element:
  - (12) Williston Road/SW 13th Street Low Retail Activity Center to implement Activity Center Policy sections 2.1 and 2.4 of the future land use element.
  - (19) Idylwild/Serenola Special Area Study to implement Special Area Studies Policy section 12.4 of the future land use element.

#### **CHAPTER 394. SPECIAL AREA STUDIES\***

##### **ARTICLE III. IDYLVILD/SERENOLA**

###### **Sec. 394.30. Intent of article.**

It is the intent of these regulations to establish development guidelines in the Idylwild/Serenola area so that future land development adequately addresses environmental issues as a part of the development process. These regulations shall apply to all real property lying within the boundaries of the Idylwild/Serenola special area as defined in the future land use element of the Alachua County Comprehensive Plan.

###### **Sec. 394.35. Land use.**

- (a) *Density.*
  - (1) Within the boundaries of the Idylwild/Serenola special area study, the following limitation on allowable residential density shall apply to properties that are adjacent to parcels designated as Residential 0-2 units per acre or 2-4 units per acre on the Idylwild/Serenola future land use map...