



Alachua County Land Use/Zoning Policies Relating to “Corner Stores”

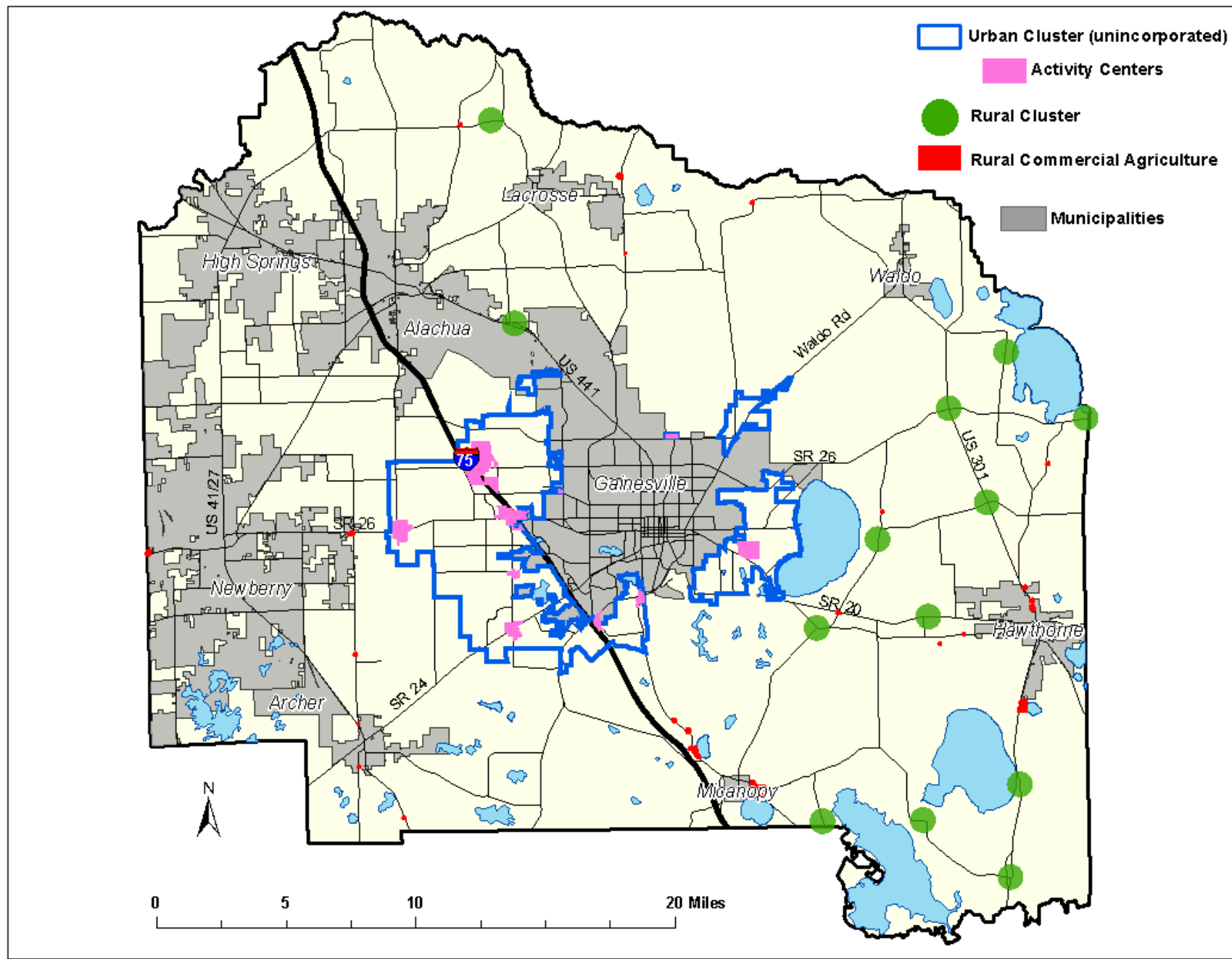
Joint Food System Policy Board: September 8, 2021

Alachua County Commercial Land Use Policies

- “Corner Store” is generally considered a type of commercial land use.
- **Within the Urban Cluster**, new commercial land uses may be located:
 - Within designated Activity Centers
 - As part of a mixed use Traditional Neighborhood Development (TND) or Transit Oriented Development (TOD), which are permitted within “urban residential” land use categories.
- Some isolated parcels within the Urban Cluster and outside of the above areas have commercial land use/zoning which could accommodate a “corner store”.

Alachua County Commercial Land Use Policies

- **Within Rural Areas**, new commercial land uses may be located:
 - Within designated Rural Clusters, subject to size and other limitations.
 - Within areas designated “Rural Commercial Agriculture”; grocery stores permitted by special exception, with maximum area up to 3,000 s.f. per parcel.



Alachua County Zoning for Potential Food Sales Uses

Land Use	Zoning Districts Where Permitted by Right or as a Limited Use*
Retail Sales and Service	A, BA, BA-1, BH, BR, BR-1, and TOD and TND mixed use developments
Convenience Store	BR, BR-1, BH, BA, BA-1, BW, MB, and TND and TND mixed use developments
Neighborhood Convenience Center	BR, BR-1, BH, BA, BA-1, ML, MS, MP
Mobile Food Sales	A-RB, BR, BR-1, BH, BA, BA-1, BW, ML, MS, MP, MB, and TND and TOD mixed use developments
Farmers Market	A, A-RB, RP, AP, HM, BP, BR, BR-1, BH, BA, BA-1, BW, ML, and TND and TOD mixed use developments*
Produce Stand	A, A-RB, BR, BR-1, BH, BA, BA-1

* In addition to the listed districts, **Mobile Farmers Markets** may also be permitted as a limited use in and as an accessory use to a government facility, civic organization, or place of worship in any zoning district, subject to specific standards.

Zoning Districts

A = Agriculture
A-RB = Agriculture Rural Business
BR = Business, Retail
BR-1 = Business, Tourist Entertainment
BH = Business Highway
BA,BA-1 = Business Automotive
RP = Residential Professional
AP = Administrative/Professional
HM = Hospital/Medical
BP = Business and Professional
BW = Wholesale/Warehousing
ML = Light Industrial
MS, MP = Industrial Services and Manufacturing
MB = Business Marine

TOD = Transit Oriented Development
TND = Traditional Neighborhood Development

Limited use means the use is permitted by right subject to other standards such as size, scale, and site design requirements.

Zoning districts must be consistent with underlying Future Land Use designation per Comprehensive Plan.

Potential Land Use/Zoning Challenges for New Corner Stores

- In Urban Cluster, Comp Plan generally discourages commercial uses outside of designated “Activity Centers”, or as part of mixed use TND or TOD.
 - These areas are not always near established neighborhoods.
 - Designated Activity Centers tend to attract mostly larger-scale commercial users.
- Current prevailing land use pattern in much of unincorporated Urban Cluster not conducive to the establishment of stand-alone corner stores.
- Market-based challenges such as land and development costs.
- Homeowners association restrictions.
- Compatibility challenges of integrating corner store into established residential neighborhoods.

Alachua County Community Health Element Policies

- **Policy 1.3.2** Alachua County shall partner with local organizations and develop standards to promote community food systems.
- **Policy 1.3.2.2** ... Alachua County shall promote and develop standards for uses, including produce stands, farmers markets and food cooperatives, to facilitate location of fresh produce providers within or in close proximity to residential areas.
- **Policy 1.3.2.3** Alachua County shall utilize economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores and farmers markets in proximity to underserved areas.
 - (c) Alachua County shall consider a program for partnerships for healthy corner stores, and incentives to attract grocers to food deserts.
- **Definition:** Corner Store- Typically defined as a small-scale store that sells a limited selection of food and other products. These businesses are also referred to as convenience stores or bodegas. (United States Department of Agriculture, Healthy Corner Stores Guide).

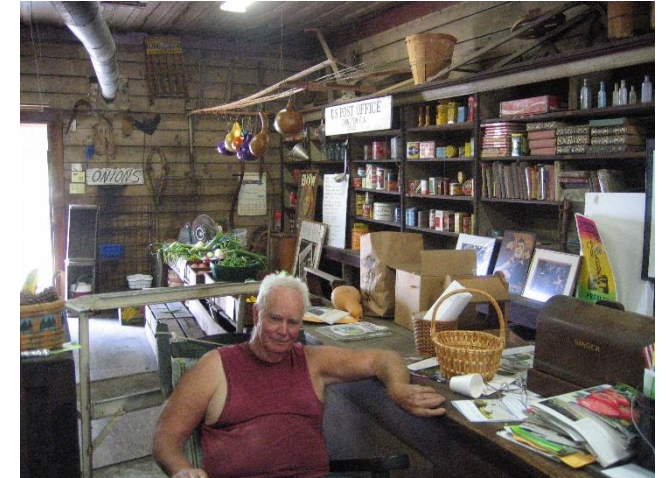
Local Fresh Produce Sales Examples



“Fresh Wagon” -previously mobile service with short stops at multiple locations, now based at Melrose Community Center for Health Community Supportive Agriculture delivery



Local Farmers Markets- photo shows previous location at Lot 10 downtown. Tents can be challenging during foul weather for both vendors and customers



Wood & Swink Country Store in Evinston Rural Cluster- sells produce grown in adjacent field and other limited goods

Consider Partnerships with Non Profits &/or Schools

Possible advantages-

- Create job training opportunities and reach at-risk groups
- Provide produce at locations where people already gather
- Partnership can also assist with health education goals
- School Board might collaborate for onsite produce delivery on weekly basis to various school sites

Possible disadvantage- additional staff time for coordination

Drive thru Produce Markets Model

- This approach was utilized during pandemic at Working Food in NW GNV in parking lot, required on-line ordering in advance; organized with local farms
- Photo: Drive thru produce on collector street (in Pinellas County) at site across from a shopping plaza with a small grocery as well as ethnic bakery and restaurant

