

# Business Impact Estimate Form

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is advertised and published.*

Proposed ordinance's title:

## **ORDINANCE NO. 26-01**

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence “mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.” Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City’s Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

\$0.00

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

\$0.00

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

None