

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 within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers.
- a. All neighborhood level shopping centers shall locate within high, medium, or low activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
 - b. All community level shopping centers shall locate within high or medium activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.
 - c. All regional level shopping centers shall locate within high activity centers, or within Transit Oriented Developments consistent with the standards of this Element.
- 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 home-based businesses. Home-based businesses are defined as a business or commercial activity conducted on a residential property which is accessory to the residential use of that property. Home-based businesses shall not adversely impact adjacent residential uses, subject to performance criteria to be adopted in the land development regulations.
- Policy 3.1.5 The sale of agricultural products produced on site shall be permissible on that site.
- Policy 3.1.6 Commercial uses shall be allowed as part of a mixed use Transit Oriented Development or Traditional Neighborhood Development, subject to location, site, and design standards in the Urban Residential policies of this Element.
- Policy 3.1.7 Commercial locations and proposed uses shall be consistent with the Conservation and Open Space Element Policies and Standards.

3.2 LOCATION AND COMPATIBILITY

OBJECTIVE 3.2

Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.

- Policy 3.2.1 Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.
- Policy 3.2.2 Commercial development shall provide adequate buffering or transitional development and design practices, to adequately integrate the development along the edges of different land uses.
- Policy 3.2.3 Commercial landscaping and signage shall comply with standards for commercial development in the land development regulations.
- Policy 3.2.4 All Neighborhood, Community, and Regional shopping centers shall include pedestrian access, bicycle parking areas, and bus bays and bus shelters in order to encourage alternative transportation modes.

3.3 REQUIRED FACILITIES AND SERVICES

OBJECTIVE 3.3

New commercial development or redevelopment shall have adequate public facilities and services at the time development occurs.

- 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 areas are located where existing commercial developments are found, and provide for limited in-fill between such uses. Roadway commercial or "strip commercial" developments are generally undesirable because of increased traffic problems and decreased visual.

Policy 3.4.1 New development in existing Roadway Commercial areas shall be subject to the following location and compatibility standards:

- a. New Roadway Commercial developments 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 Planned Development zoning.

Policy 3.4.3 New roadway commercial areas shall be prohibited.

Policy 3.4.4 Commercial Enclaves are designated within the Urban Cluster on the Future Land Use Map. These sites shall be subject to the following 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. New Commercial Enclaves shall be prohibited.

3.5 REGIONAL SHOPPING CENTER POLICIES AND STANDARDS

POLICY 3.5

Regional Shopping Centers are described by the following standards and general characteristics:

Usual Minimum Site Area	30-50 acres or more
Gross Leasable Area (GLA)	300,000-1,000,000 sq. ft. or more
Minimum Support Required	150,000 or more people
Market Area Radius	10-15 miles or more
Number of Stores	40 or more
Leading Tenant	1 or more full-line department stores of at least 100,000 sq. ft. GLA
Other Tenants	Stores providing such items as: General merchandise, furniture, and home furnishings.

Policy 3.5.1 Regional Shopping Centers shall only be located in areas designated for commercial development in High Activity Centers consistent with the following policies, or within Transit Oriented Developments.

- a. Regional Shopping Centers shall be located at the:
 - 1. intersection of arterials, or
 - 2. interchanges of arterials and interstate highways.

- b. Regional Shopping Centers and any planned expansion shall be developed with an overall plan to address access management issues.
- c. Regional Shopping Centers shall be served by mass transportation routes and shall be designed to accommodate mass transit, bicycles, and pedestrians.
- d. Regional Shopping Centers shall only locate where automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center.

3.6 COMMUNITY SHOPPING CENTER POLICIES AND STANDARDS

POLICY 3.6

Community Shopping Centers are described by the following standards and characteristics:

Usual Minimum Site Area	10 acres
Gross Leasable Area (GLA)	100,000 to 300,000 sq. ft.
Minimum Support Required	20,000 to 60,000 people
Market Area Radius	2 miles or more
Number of Stores	15 to 40
Leading Tenant	Variety, discount, or junior department store
Other Tenants	A supermarket and drugstore

Policy 3.6.1 Community Shopping Centers shall be only located in areas designated for commercial development in Medium or High Activity Centers, or within Transit Oriented Developments at the:

- a. intersection of arterials, or
- b. intersection of collectors and arterials.
- c. Community Shopping Centers shall only locate where automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center.

3.7 NEIGHBORHOOD SHOPPING CENTER POLICIES AND STANDARDS

POLICY 3.7

Neighborhood shopping centers are described by the following standards and general characteristics:

Usual Minimum Site Area	4 acres
Gross Leasable Area (GLA)	30,000 to 100,000 sq. feet
Minimum Support Required	5,000 to 10,000 people
Radius of Market Area	1-1/4 miles or more
Number of Stores	5 to 20
Leading Tenant	Supermarket
Other Tenants	Stores providing convenience goods and personal services for the day-to-day needs of the immediate neighborhoods.

Policy 3.7.1 Neighborhood Shopping Centers shall only locate in areas designated for commercial development in Low, Medium, or High Activity Centers, or within Transit Oriented Developments, where:

- a. automobile, bicycle, and pedestrian access is adequate to accommodate safe and convenient access to the shopping center
- b. local neighborhood streets do not provide principal automobile traffic access.

3.8 NEIGHBORHOOD CONVENIENCE COMMERCIAL POLICIES AND STANDARDS

POLICY 3.8

Neighborhood Convenience Centers are represented by the following standards and characteristics:

Usual Maximum Site Area	4 Acres
Gross Leasable Area (GLA)	3,000 to 30,000 square feet
Spacing	At least 1 mile travelling distance on public roads from the property boundary of facilities supplying the same needs or another Neighborhood Convenience Center.
Leading Tenant	convenience store, drug store, grocery store
Other Tenants	laundry, dry cleaning, eating places, day care center.
Transitional Land Uses (at the edge of the Neighborhood Convenience center, to be included in the four acre site	civic, open space, office, residential, business, industrial.

Policy 3.8.1 Neighborhood Convenience Centers shall only be located in areas designated and mapped for commercial development, Low, Medium, or High, Activity Centers, rural employment centers, or rural clusters, consistent with the following policies:

- a. on major collector or arterial streets, with preference given to locations at the intersections of such streets.
- b. New Convenience Centers shall not be located internally within existing single family neighborhoods unless integrated with the surrounding neighborhood through a neighborhood planning process and approved through a comprehensive plan amendment.
- c. The County shall promote the development of commercial uses in planned commercial centers and discourage scattered, incremental and strip commercial development.
- d. Neighborhood Convenience land uses are allowable within Transit Oriented Developments and Traditional Neighborhood Developments consistent with the policies under Objectives 1.6 and 1.7 of this Element.

3.9 OFFICE POLICIES AND STANDARDS

POLICY 3.9

An Office land use category shall be established for individual offices or office parks to provide for professional and business services, exclusive of retail trade. Office uses are unique because of the need to have accessibility to both residential and other commercial uses. Their special trade area characteristics require office uses to have additional policies and standards.

Policy 3.9.1 Office uses shall only be located in areas designated for commercial development, Low, Medium, or High Activity Centers, village centers, planned developments, Transit Oriented Developments, or traditional neighborhood developments, rural employment centers, or rural clusters.

- a. Office uses shall be grouped within compact areas to discourage disruption to residential areas.
 1. Office uses should not be located between properties designated for development at low or medium density on the Future Land Use Map, except when designed as part of a Transit Oriented Development or Traditional Neighborhood Development.
 2. The land development regulations shall specify appropriate buffers or transitional development and design practices, when office uses are permitted adjacent to residential development or other uses.
- b. Office uses are appropriate in areas planned for high density residential use along major arterials served by public mass transportation.

3.10. TOURIST/ENTERTAINMENT COMMERCIAL POLICIES AND STANDARDS

POLICY 3.10

Tourist/entertainment commercial uses are oriented primarily toward providing services for the short term visitor to Alachua County. These commonly include gasoline stations, restaurants, lodging, bed and breakfast, and special entertainment facilities.

Policy 3.10.1 Tourist/entertainment uses shall be located consistent with the following policies:

- a. These uses are most appropriate, but are not limited to, highway interchanges with Interstate 75.
- b. Tourist/entertainment uses should have direct access from arterials with preference given to intersections. In specific instances it may be appropriate for certain uses to

locate away from arterials due to the desire to locate that individual use adjacent to the natural environment or a cultural resource. (e.g., near lakes, marine business uses and campgrounds might be appropriate, or in a rural cluster, where a bed and breakfast establishment might be appropriate.)

Policy 3.10.2 Development regulations to implement the Tourist/Entertainment commercial uses shall be adopted. These shall include specific standards to govern the design and intensity of the tourist/entertainment uses that may be located adjacent to the natural or cultural resources consistent with the protection of those resources and the Conservation and Open Space Element of this plan.

3.11 RURAL COMMERCIAL USES

Policy 3.11.1 The standards for the establishment of non-residential uses in rural clusters are as follows:

- a. Commercial uses within rural clusters shall be limited to retail and personal services intended to serve the immediate population.

- b. There shall be a maximum of 30,000 square feet of gross leasable area of retail and personal services uses for each rural cluster. The amount appropriate for any rural cluster should be relative to the population being served.

- c. Uses should be concentrated at the center of activity in a cluster and preferably at the intersection of major roadways.

- d. Typical uses are grocery, pharmacy, medical offices, and personal services.

Policy 3.11.2 Rural Commercial-Agriculture uses are shown on the Future Land Use map. The standards for Rural Commercial-Agriculture uses outside of rural clusters are as follows:

- a. Development of Rural Commercial-Agriculture uses 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. Unless otherwise permitted as a Special Exception by the Board of County Commissioners, a maximum of 10,000 square feet of gross leasable area shall be permitted on each Rural Commercial-Agriculture parcel.

- d. Uses may include neighborhood convenience centers consistent with Policy 3.8., offices consistent with Policy 3.9.1., sit down restaurants, and agricultural services to serve the rural area.

- 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 Rural Commercial-Agriculture development shall be implemented by the County's Development Review Committee process.

- f. As part of an area-based Community and Neighborhood Planning program to be implemented as a follow up to the Comprehensive Plan update, the Future Land Use Map shall be reevaluated to consider reclassification of areas designated for Rural Commercial-Agriculture uses as Agriculture. (These parcels are undeveloped rural sites with commercial zoning classifications established prior to October 2, 1991.)