

FUTURE LAND USE ELEMENT DEFINITIONS

A/B street grid system A technique for improving the pedestrian design and continuity of mixed use areas. The A streets maintain complete pedestrian continuity through requirements for spatial definition of the street and are organized in a continuous network so that the pedestrian experience is uninterrupted. The B streets group together necessary auto-oriented uses (e.g., parking lots, loading and service areas) rather than allow them to be dispersed throughout the site where they would disrupt pedestrian continuity.

Accessory Living Unit An additional living unit, including separate kitchen, sleeping and bathroom facilities, attached or detached from the primary residential unit, on a single family lot. Accessory living units are subordinate in size, location and appearance to the primary unit.

Balanced Mixture of Uses A variety of uses coexisting in an area which provides for the daily needs of the community, including housing, retail, services, and social opportunities.

Charrette A collaborative process emphasizing two-way communication, where input from neighbors, development professionals, and administrators is assembled as part of the conceptual design process. Principle advantages are efficiency, and opportunity for consensus building and accurate response to problems and opportunities.

Civic Use Community functions including educational, cultural, social, service, and religious activities.

Cohesive Community A complete, compact, and orderly human environment which contains opportunities for meeting everyday needs through a variety of choices. Its smallest manifestation is the Neighborhood.

Connectivity An interlinked system of transportation paths providing multiple routes, based on principles of efficient land use and transportation infrastructure, convenient access to a mix of uses, transportation options, and human-scale design.

Corridors Linear regional connectors, including transportation and natural linkages.

Crime Prevention Through Environmental Design (CPTED) A crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life. Principles include Territoriality (improving sense of ownership) and Natural Surveillance (creating opportunities for eyes on the street).

Density Gradient A progressive, orderly transition in concentration of development over a given area.

Developed Recreation Facilities designed to provide for active recreation as their primary use, including swimming pools, playing fields, paved courts and skating areas, etc.

Districts An urbanized area that consists of a specialized set of activities that cannot be incorporated into the neighborhood structure.

Environmental Justice No group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the cumulative negative social or environmental consequences resulting from land use decisions.

Equitably Served (Automobile and Non-Automobile Transportation) Development that provides for safe and comfortable routes to coexist for autos, bicycles, and pedestrians, and does not advantage one transportation mode over another. Measures include automobile traffic calming, wide, shaded, and uninterrupted sidewalks, bicycle lanes, curb ramps for sidewalks at intersections, and adequate, secure bicycle parking. see also Multi-Modal Corridor.

Gated Access A physical barrier intended to deny or restrict public access.

Greenway/Open Space Corridor A protected generally linear open space that is managed for conservation and/or recreation.

Infill Development or redevelopment of property surrounded by existing development.

Jobs-Housing Balance Provision of employment choices in reasonable proximity to adequate and affordable housing to ensure efficiency of the transportation system, by bringing jobs and workers in a given context area into numerical balance, usually at somewhere between 1.3 and 1.7 jobs per household.

Large Scale Nonresidential Establishment Large commercial, institutional, or other nonresidential establishment often scaled and designed primarily for automobile convenience and access, and generally characterized by a lack of human scaled elements and detail. Also **Big box**.

Liner Building An architectural technique of incorporating pedestrian scale frontage buildings onto the facade of large scale retail structures in order to integrate with mixed use, multi-modal centers.

Hazard Resilient Land Planning Land use planning process that includes suitability analysis for development of land exposed to natural hazards, so the limitations of hazard prone areas are understood by citizens, potential investors, and government officials. The plan results in a linkage of land-use and emergency planning efforts.

Multi-Modal Transportation Transportation system allowing a range of transportation options, such as automobile, pedestrian, bicycle, and public transportation, with infrastructure to carry out these options.

Multi-Modal Corridor A route designed to allow a range of transportation options. Streets designed with many different users in mind encourage non-motorist travel, bettering the health of the community and making it more livable. Multi-modal design includes connectivity requirements, the concept of shared street space, narrow street standards, mapped pedestrian and bicycle networks, lower speed limits, and corner bulb-outs.

Neighborhoods Area that meets a balanced range of human needs. The basic component of community design.

Neighborhood Center Concentrated, limited scale facilities designed as a community focal point and

accessible to dwellings, providing choices as to school, shopping and recreation. Not necessarily at the geographic center of the neighborhood.

Organizing Element A design feature that orders the physical aspect of development, including building types, transportation corridors, open space, facades, and streetscapes.

Outdoor recreation Outdoor recreation uses include public or private golf courses, tennis courts, ball courts, ball fields and similar outdoor sports and uses that are not in enclosed buildings. This shall also include any accessory uses, such as snack bars, pro shops, clubhouses, country clubs, maintenance buildings or similar uses that are designed and intended primarily for the use of patrons of the principal recreational use or for the maintenance and servicing of the facilities. This definition shall not include entertainment and recreation uses such as amusement parks, miniature golf, race car tracks or motocross facilities or similar motorized sports.

Park-once Environment Pedestrian-friendly development where it is possible, after parking, to conveniently and comfortably walk between destinations in the development, rather than drive.

Pedestrian Friendly A quality of access that includes a logical, unobstructed, comfortable path to a useful destination along frontages that are spatially defined and interesting, and safe from traffic. The destination should be generally accessible within a 5 minute walk, but may be longer if the path is divided into several short trips.

Personal Wireless Services Any personal wireless service defined in the Federal Telecommunications Act which includes Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging as well as unlicensed wireless services, and common carrier wireless exchange access services.

Personal Wireless Service Facility (PWSF) Facility for the provision of personal wireless services, as defined by Section 704 of the Telecommunications Act of 1996. A PWSF is any facility for the transmission and/or reception of personal wireless services, which may consist of an antenna array, transmission cables, equipment shelter or building, access road, mount, and a guy system.

Prime Agricultural Soils- soils delineated by the United States Department of Agriculture- Natural Resources Conservation Service (USDA- NRCS) according to the criteria established in Section 657.5 of the Code of Federal Regulations (7CFR657.5). At the adoption of this plan this delineation includes the following soil types: Norfolk Map Units #33 B and C (digital map units #33 and #78), and Micanopy Map Unit #57(drainage) (digital map unit #57).

Public utility (electric, gas, telephone and cable) Every person, corporation, partnership, association, or other legal entity and their lessees, trustees, or receivers, whether or not owned, controlled, or operated by a public entity, supplying electricity, gas (natural, manufactured, or similar gaseous substance), telephone, or cable to or for the public.

Resource-based recreation Recreational activities that are essentially dependent upon the natural, scenic, or historic resources of the area provided the associated activities do not have significant adverse impacts on the ecological integrity or ecological or historical values of the resources in these areas.

Social Equity Principle of fairness, with attention to provision of opportunity to those portions of the community that are less well off; as applied to Comprehensive Plan, related issues include the provision of affordable housing, economic opportunity, and choice of living environments for all members of the community without regard to sex, race, age, religion, ethnicity, national origin, etc.

Subdivision The division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

Sustainable Development A strategy by which a community can use resources efficiently, create efficient infrastructure, protect and enhance quality of life, and create new businesses to strengthen its economy.

Traditional Neighborhood Development (TND) A distinct type of mixed use development that meets specific standards and criteria, including mixture and scale of uses, compact design, and walkability.

Transfer of Development Rights A method for protecting rural or environmentally sensitive land by sale or conveyance of the rights to develop from one area (a sending area) to another area (a receiving area).

Transit Passenger services provided by public, private, or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus or passenger vans operating on a demand responsive basis and associated park and ride facilities. This definition applies where the term public transit or mass transit is used in the Plan.

Urban Activity Center Area designated on the Future Land Use Map where higher intensity and density land uses are concentrated.

Urban Cluster An area designated on the Future Land Use Map for urban development, which includes residential densities ranging from one unit per acre to 24 units per acre or greater, non-residential development, and is generally served by urban services.

Usable Open Space Walkable outdoor area designed or used for public access, outdoor living, recreation or pedestrian access.

Viable soils and effective land masses A combination of soils having favorable physical and chemical characteristics with amounts of contiguous land that enables sustained commercial cultivation, management, and yields of specific crops, including vegetables, field crops, and silviculture.

Village Center Neighborhood scale, compact, mixed use areas, integrated into residential areas within the Urban Cluster through specific site and design standards.

Vista A view to a destination created or afforded by the linear perspective of an avenue, street, or other public passage.

Adopted Maps
Future Land Use Element Map Series

- a. Future Land Use Map 2020 Alachua County
- b. Future Land Use Map 2-Wetlands and Floodplains
- c. Activity Center/Special Area Study Maps
 - 1. Archer Road/SW 34th Street Activity Center/Retail and Special Area Study
 - 2. Idylwild/Serenola Special Area Study Future Land Use (Objective 8.4)
Williston Road/I-75 Low Employment Low Activity Center
Williston Road/SW 13th Street Low Activity Center
 - 2a. Idylwild/Serenola Environmental Resources Special Area Map (Black and White)
 - 3. Tower Road/24th Avenue Low Activity Center/Employment
 - 4. Archer Road/Tower Road Low-Medium Activity Center/Retail
 - 5. Jonesville Low Activity Center/Employment
 - 6. Millhopper Medium Activity Center
 - 7. North Main Street/NE 53rd Avenue Activity Center
 - 8. Eastgate Low Activity Center
 - 9. Oaks Mall High Activity Center/Retail
 - 10. Santa Fe Community College Low Activity Center
 - 11. Springhills High Activity Center/Retail
 - 12. Eastside Medium Activity Center/Mixed Use
 - 12a. Eastside Medium Activity Center Community Facilities Map
 - 13. Waldo Special Area Study Map 1
 - 13a. Waldo Special Area Study Map 2
 - 14. North Main Street Special Area Study
 - 15. Cross Creek Special Area Study Boundary
 - 15a. Cross Creek Special Area Study Maps (Black and White):
Legend, Index, Maps A-E, Village Center
 - 16. Plan East Gainesville ‘Figure A’: Recommended Master Plan (Special Area Plan)
See maps online @ <http://growth-management.alachua.fl.us/gis/gallery/compplan.php>

