

Affordable Housing Incentive Discussion

Potential Changes to Encourage Affordable Housing

- ▶ Accessory Dwelling Units
- ▶ Revising Enclosed Garage Requirements
- ▶ Reduce Minimum Building Size Requirements
- ▶ Modification of Street Design Requirements

Accessory Dwelling Units

What Is An ADU?



Commonly known as an in-law suite, garage apartment, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single family home.

ADUs can be built attached or detached to your home and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



ADU Criteria

1. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the exemption will be granted.
2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit.
5. The gross floor area of the accessory dwelling unit shall not exceed 50 percent of the gross floor area of the principal structure, The accessory dwelling unit shall be no less than 200 square feet of air-conditioned floor area.
6. The accessory dwelling unit can be attached or detached to the primary residence. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units. Detached accessory dwelling units shall be behind the primary structure adjacent to all roadway frontages and comply with the setback requirements for a primary residence in the underlying zoning district and shall not exceed the height of the primary structure.
7. The accessory dwelling unit combined with the primary residence and other structures shall meet the density requirements of the underlying zoning district with the exception that the minimum lot area must be 7,500 square feet.
8. Independent utility meters shall be provided to the ADU.
9. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
10. A certification in the permit application for requests to construct an accessory dwelling units shall be provided that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.

Garage Requirements

► Sec. 117-5- Enclosed Garages

All residential dwelling units within the city in any land use district or zoning category shall have an attached or detached enclosed garage of at least ten feet by 20 feet.

Proposed Language:

(8) New and redevelopment of a residential dwelling for Affordable Housing for Low and Very Low Income persons as defined in Section 105-7 shall be exempt from this requirement. In order to apply for this exemption, an applicant shall submit an application meeting the requirements set forth in Section 105-17 (b) or provide confirmation that the residential new construction shall be funded pursuant to a governmental affordable housing program for low and very low income persons.

Building Size Requirements

Building Size R-1/R-1A:

Minimum living area: 1,250 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

R-2: Minimum living area is 1,000 square, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

Proposed Language:

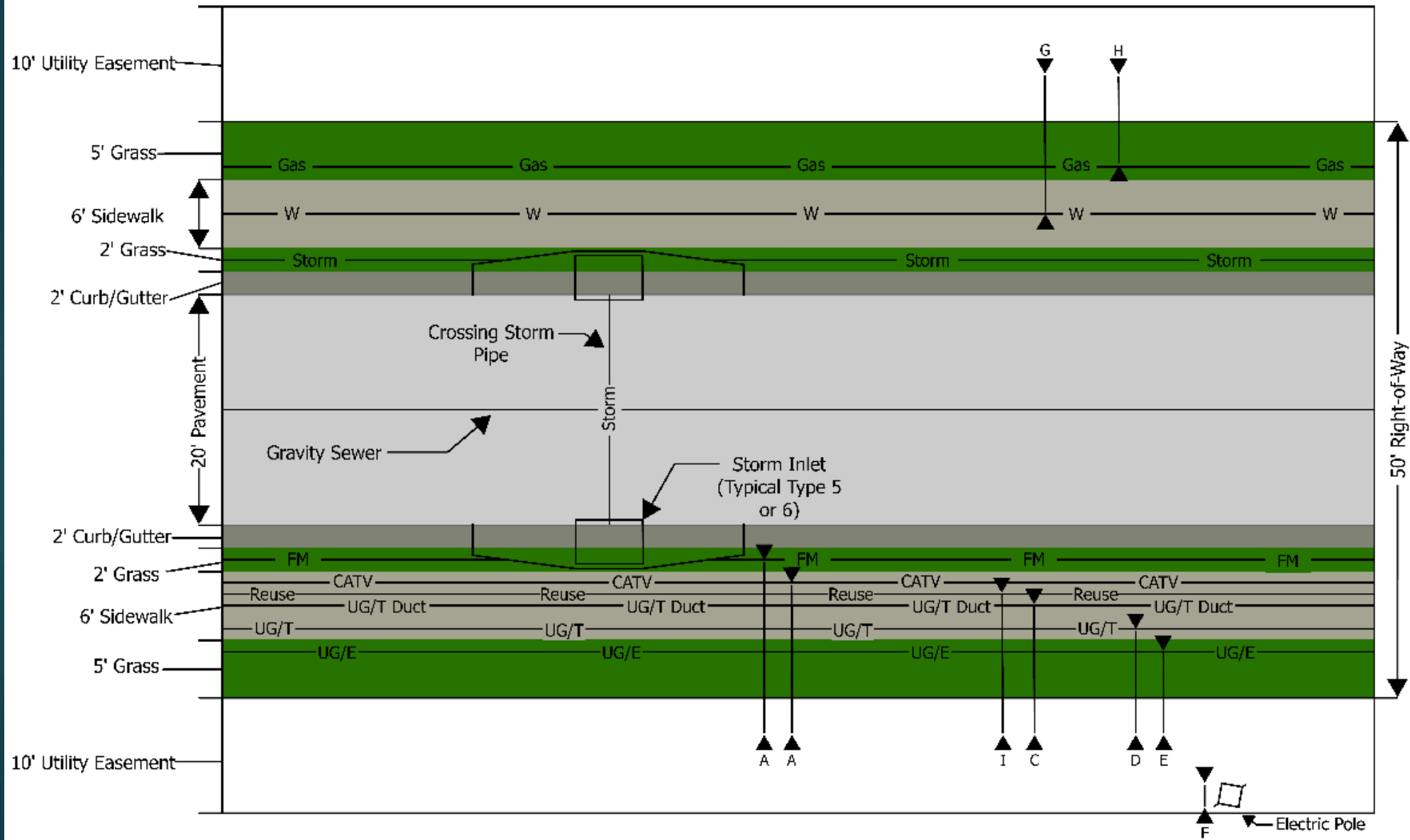
Residential Building Size will be a minimum of 900 square feet, together with an attached or detached enclosed garage of at least ten feet by 20 feet.

Street Design Standards

Street Type	Number of Lanes	Pavement Widths	Right-of-Way Widths
Local streets	2—10' moving	22'	50'
Collector streets	2—10' moving	22'	50'
Minor arterial streets	Normal road configuration	26'	100'
Principal arterial streets	Normal road configuration	50'	200'

- Pavement widths include 1' of curb & gutter on each side
- On street parking shall only be allowed subject to an agreement between the City and the subdivision homeowner's association (or similar) addressing on-street parking management.

Roadway Design-Collector



Staff Recommendation

- Recommend approval of the first reading of Ordinance No. O-5-2025, amending City Code Chapter 113 Article II, Chapter 117 Article I, II, and establishing Chapter 117, Article XI, Section 117-798 Accessory Dwelling Units for form and legality.