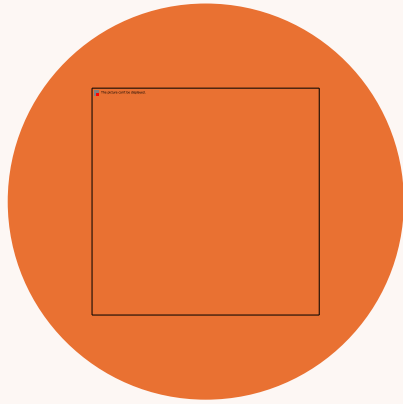


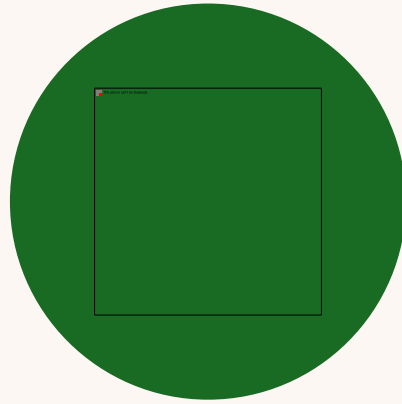
Accessory Dwelling Units Text Amendment

LDR 26-02

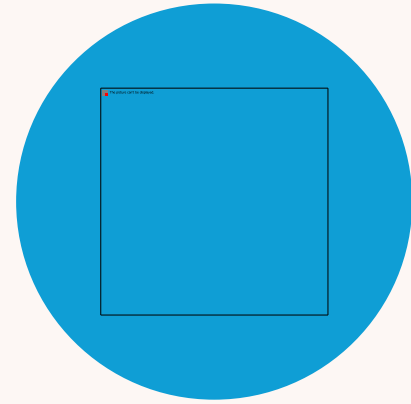
Agenda



WHAT IS AN
ACCESSORY DWELLING
UNIT.



BENEFITS FOR OUR
COMMUNITY.



POLICY.

What is an
accessory
dwelling
units
(ADU) .

Florida Statutes define ADUs as “an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area existing either within the same structure, or the same lot, as the primary dwelling unit.” Per Section 163.31771 of the Florida Statutes.

Financial Benefits

- **Rental Revenue:** Renting your ADU out on a long-term basis or as a vacation stay creates steady cash flow. This can help offset your mortgage, property taxes, and rising homeowners' insurance costs.
- **Increased Property Value:** Adding a legal, permitted ADU can increase your home's total resale value significantly, making your property highly attractive to buyers looking for flexible housing and income potential.
- **Cost-Effective Alternative:** Building an ADU is often much cheaper than purchasing a second home or paying for expensive independent and assisted senior living facilities.

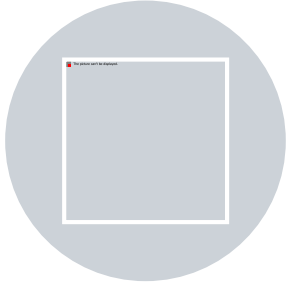
Housing Benefits

- **Independent Family Housing:** ADUs provide a comfortable and private space for aging parents or adult children returning from college, allows families to stay connected but still maintain independent.
- **Caregiver Space:** ADUs enable elderly relatives to age in place securely while staying independent. Family can be nearby to easily assist with daily living and health needs.
- **Comfortable Guest Quarters:** Easily host visitors or extended stays while giving them their own private kitchen, bathroom, and sleeping area.

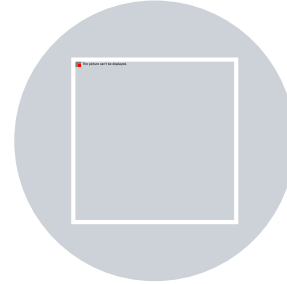
Affordable Housing Benefit

Because of the ongoing housing shortage and rising rent cost, ADUs offer a practical way to create affordably priced housing options for family and the community.

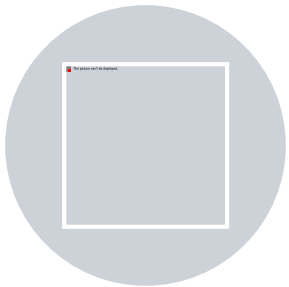
Policy



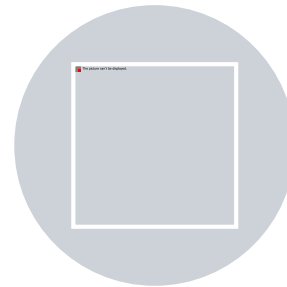
ADUs must have a separate 911 address from the primary structure.



ADUs must have a similar architectural style as the primary structure.



ADUs must have a minimum size of 400 square feet and a maximum of 1,100 square feet or 50% of the size of the primary structure.



ADUs must be built to the side or the rear of the primary structure and not located in the front yard.

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- QUESTIONS