
Sec. 50-706. Accessory dwelling units.

In all agricultural and residential zoning districts (refer to section 50-661), one single-family dwelling is allowed as an accessory use to the principal single-family dwelling without being included in density calculations, subject to all of the following requirements:

- (1) *Location.* An accessory dwelling unit ~~may be attached to or~~ must be detached from the principal dwelling.
- (2) *Minimum lot size.* The minimum lot size for a principal and accessory dwelling unit is one acre, provided the total estimated daily flow for the principal and accessory dwelling units combined does not exceed the maximum flow limits established by the Florida Department of Environmental Protection or other applicable regulatory agency.
- (3) *Access.* An accessory dwelling unit and any off-street parking spaces must be served by the same driveway/driveway connection as the principal dwelling for lots less than five acres, Lots five acres or more may request approval for an additional driveway/driveway connection.
- (4) *Standards.* An accessory dwelling unit must comply with all standards applicable within the zoning district, including required setbacks and building height limits.
- (5) *Owner occupancy required.* The property owner must permanently reside in and maintain homestead exemption for either the principal dwelling or the accessory dwelling unit. If the property owner fails to do so, only one of the dwelling units can be occupied.
 - a. *Existing principal dwelling.* Prior to the issuance of a building permit for the construction of an accessory dwelling unit on a lot with an existing principal dwelling, the owner/applicant must submit a signed affidavit (in the recordable form provided by the county) along with proof of homestead exemption for the principal dwelling; or
 - b. *New principal dwelling and new accessory dwelling unit.* Prior to the issuance of building permits for a new principal dwelling and an accessory dwelling unit that are being applied for at or near the same time, the owner/applicant must submit a signed affidavit (in the recordable form provided by the county) affirming that the property owner will permanently reside and obtain/maintain homestead exemption on the lot.
- (6) *Building size.* ~~The floor area of the accessory dwelling unit is limited to a maximum of 50 percent of the floor area of the principal dwelling or 1,200 square feet, whichever is greater.~~ Minimum of 750 square feet of conditioned floor area not including porches or garages, with no maximum limitation in size.
- (7) *Water and wastewater services.* An accessory dwelling unit must be connected to: (1) the central water and central sewer system that serves the principal dwelling; or (2) where central water and central sewer service is not available, a shared well and septic with the principal dwelling and/or its own well and septic, provided all applicable requirements of the Florida Department of Environmental Protection or other applicable regulatory agency are met.
- (8) *No conveyance.* Ownership of an accessory dwelling unit may not be transferred or conveyed and must remain under unified ownership with the principal dwelling.

(Ord. No. 2023-9, § 12, 12-5-2023)