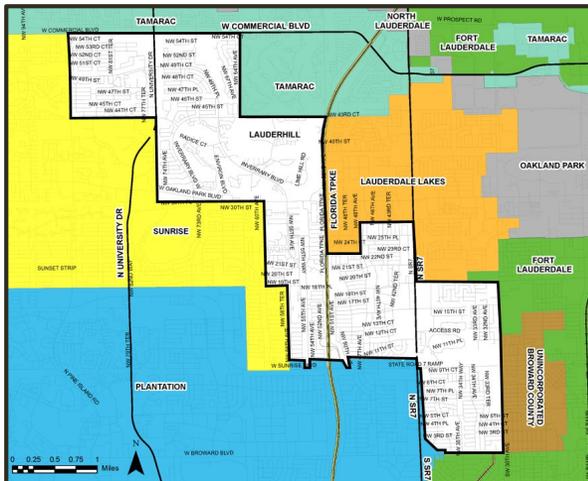




Accessory Dwelling Units (ADU)

City Commission Workshop
Items for Consideration



Current Regulations

- ▶ Accessory Dwelling Units (AKA: “In-Law Suites,” “Granny Flats”, “Carriage Houses”, “Garage Apartments,” “ADU’s”) are not referenced in the Code of Ordinances or Land Development Regulations.
- ▶ In the Comprehensive Plan, units that are no greater than 500 square feet in size may be counted as .5 dwelling units.
- ▶ Broward County Land Use Plan (Broward Next) allows accessory dwelling units in single-family residential areas pursuant to the Florida Statutes (163.31771), and when income restricted affordable housing they are not included in density calculations. The number of ADU’s must be reported annually.
- ▶ Florida Statutes (163.31771) acknowledges shortage of affordable housing and defines affordability.

Advantages of ADU's

- ▶ **Housing Affordability and Availability**
 - ▶ Provides more affordable housing options for seniors, young adults, and low-to-moderate income residents.
- ▶ **Supports Aging in Place and Multigenerational Living**
 - ▶ Allows older adults to age in place near family or caregivers.
- ▶ **Economic Benefits for Homeowners**
 - ▶ Creates a potential income stream through rental occupancy.
- ▶ **Efficient Use of Existing Infrastructure**
 - ▶ Leverages existing roads, utilities, and public services, reducing infrastructure strain from new subdivisions.
- ▶ **Flexibility and Community Stability**
 - ▶ ADUs allow adaptive reuse of existing structures (e.g., garages).

Challenges of ADU's

- ▶ Infrastructure and Service Impacts
 - ▶ Water, sewer, and stormwater systems may need upgrades if ADUs proliferate widely.
- ▶ Enforcement and Administrative Burden
 - ▶ Requires new permitting, inspection, and monitoring systems.
 - ▶ Owner-occupancy and rental restrictions can be difficult to enforce.
 - ▶ Illegal or unpermitted ADUs can create safety and code compliance challenges.
- ▶ Fiscal Considerations
 - ▶ Can increase property tax assessments, potentially burdening fixed-income homeowners.
 - ▶ Some municipalities may see limited net fiscal benefit if service costs rise (e.g., school enrollments, utilities).

Examples of ADU's:



Recommendations

- ▶ Accessory Dwelling Units should be limited to assist in the housing shortage and provide affordable housing for long-term (6 months and longer), not short-term rentals
- ▶ The City Commission would need to direct staff to amend the code to allow this as a permitted accessory use
 - ▶ If directed by the Commission, there should be standards included with that amendment to consider: (1) separate entrances, (2) minimum lot size, (3) minimum unit sizes (500 sq. ft.), (4) additional parking requirements, (5) amenities, etc.
- ▶ Review Schedule M to ensure that accessory dwelling units are included with the annual inspections