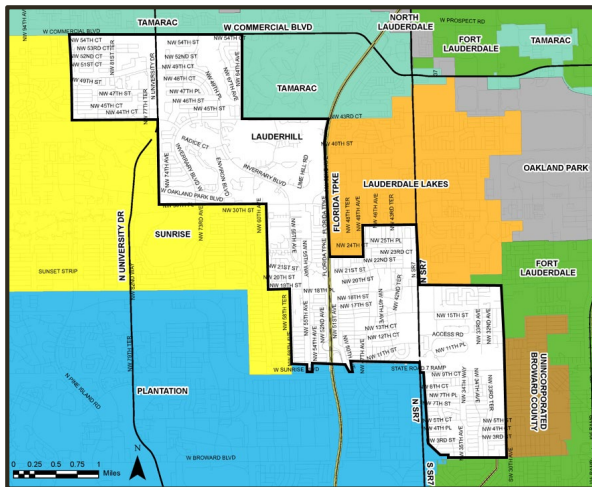




Accessory Dwelling Units (ADU)

City Commission Meeting
Item 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.

Examples of ADU's (Attached & Detached):



Proposed Regulations

- ▶ Definition. An accessory dwelling unit is an ancillary or secondary living unit to a one-family dwelling use that shall contain a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the principal use.
- ▶ Limited to one accessory dwelling unit per lot.
- ▶ The use of a mobile home, recreational vehicle, or a similar vehicle as an accessory dwelling unit is prohibited.
- ▶ An accessory dwelling must be between 400 - 500 square feet.
- ▶ At least one additional parking space must be provided.
- ▶ Accessory Dwelling Units may not be leased or advertised for rent as a “short-term rentals or vacation rental,” for any period less than 6 months. *If leased, the property owner must obtain a COU & subject to annual inspections.*
- ▶ Storage Sheds lawfully permitted on or before December 31, 2025, that do not meet all use standards listed herein may request a waiver by the City Commission to reduce setback requirements.