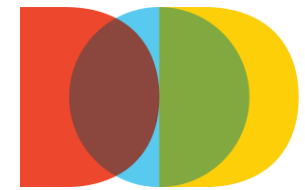


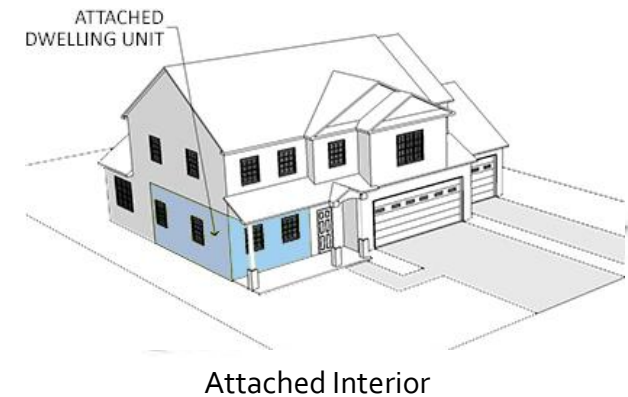
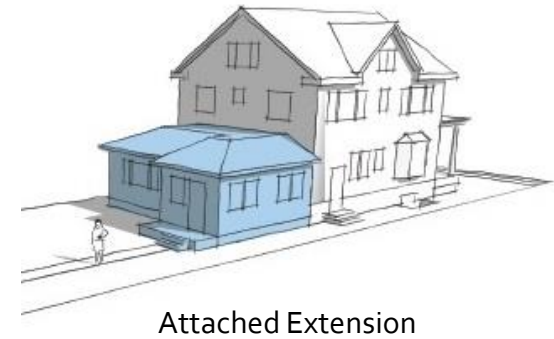
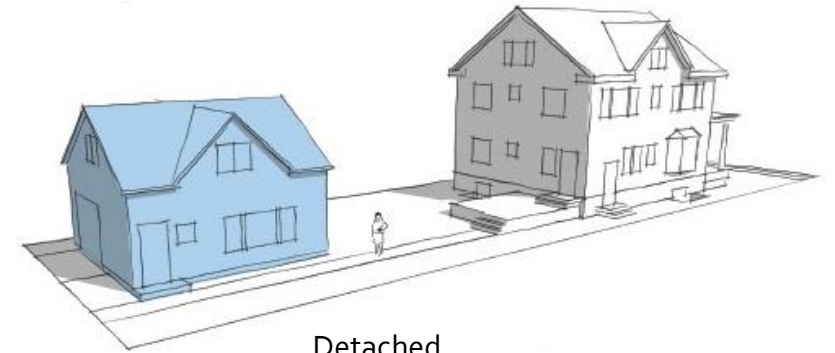
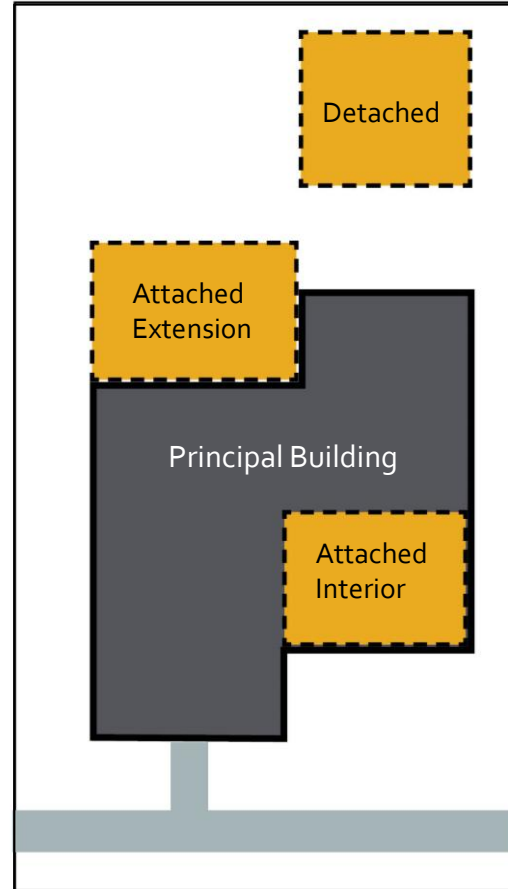
ACCESSORY DWELLING UNITS

August 24, 2017



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What are Accessory Dwelling Units?



Why do we need Accessory Dwelling Units?



Renters



Families



Home Owners



Communities



Individuals



Social/ Economic

Challenges of Accessory Dwelling Units

Review and Permitting

- size, shape, use, occupancy, and facilities

Infrastructure and Servicing

- Utilities, Emergency services, parking, billing

Location and Frequency

- privacy, property values, additional density, possible congestion, and additional neighbors



Accessory Dwelling Units as Affordable Housing

AFFORDABLE HOUSING: Housing for people earning less than **30%** of state median household income. (very low, low, and moderate income household)

HOUSING AFFORDABILITY: Spending less than **30%** of your income on housing



BENEFITS

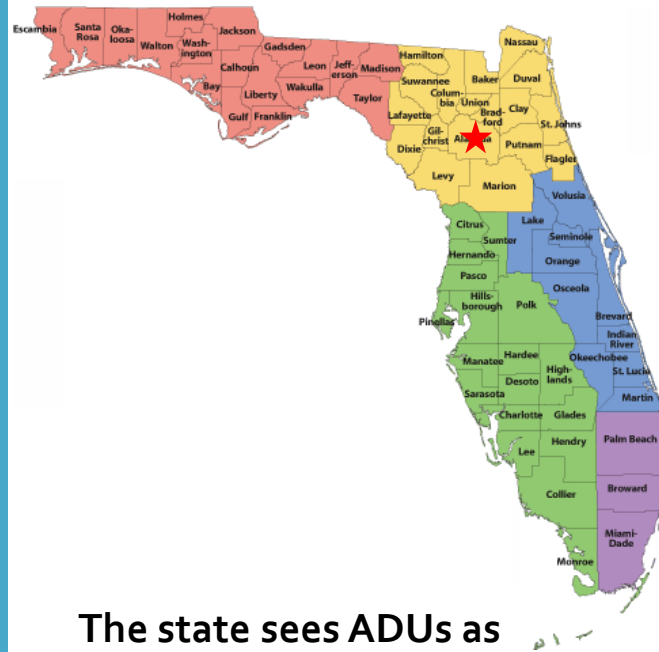
- Housing supply/ diversity
- Competitive rental housing
- Affordability for renters / home owners
- Accessibility
- Reduced cost of living
- Dispersed Affordable housing units

CHALLENGES

- Cost
- Perception
- Opposition
- Administrative processing
- Sale of property

Regional Responses to Accessory Dwelling Units

Florida Legislature



The state sees ADUs as a solution to Affordable Housing

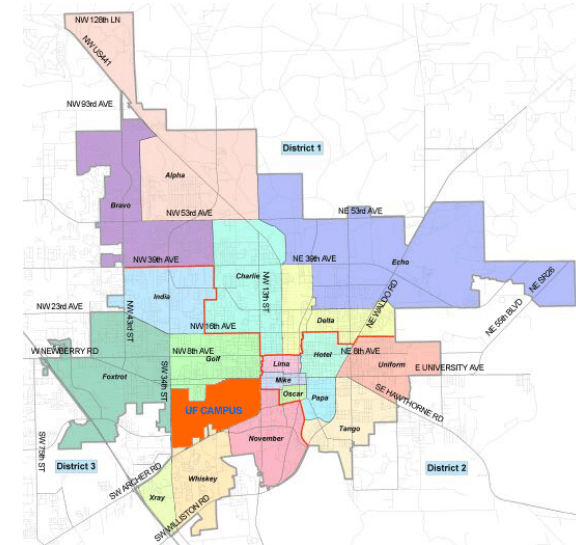
Enacted legislation to encourage ADUs as affordable rentals.

Alachua County



Supports ADUs and have adopted regulations

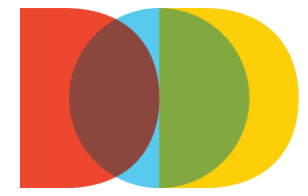
City of Gainesville



Have provisions in our LDC to address Affordable Housing



USE CATEGORIES	TRANSECTS AND ZONING DISTRICTS											
Transects Zones	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT		
Residential Districts	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8		
Mixed-Use and Non-residential Districts	OR	OF	MU-1	MU-2	CP	BUS	BA	BT	BI	W	I-1	I-2
Special Districts	AGR	AF	CON	ED	MD	PS						
Permitted by Right		Permitted as Accessory to Single-family						Not Permitted				

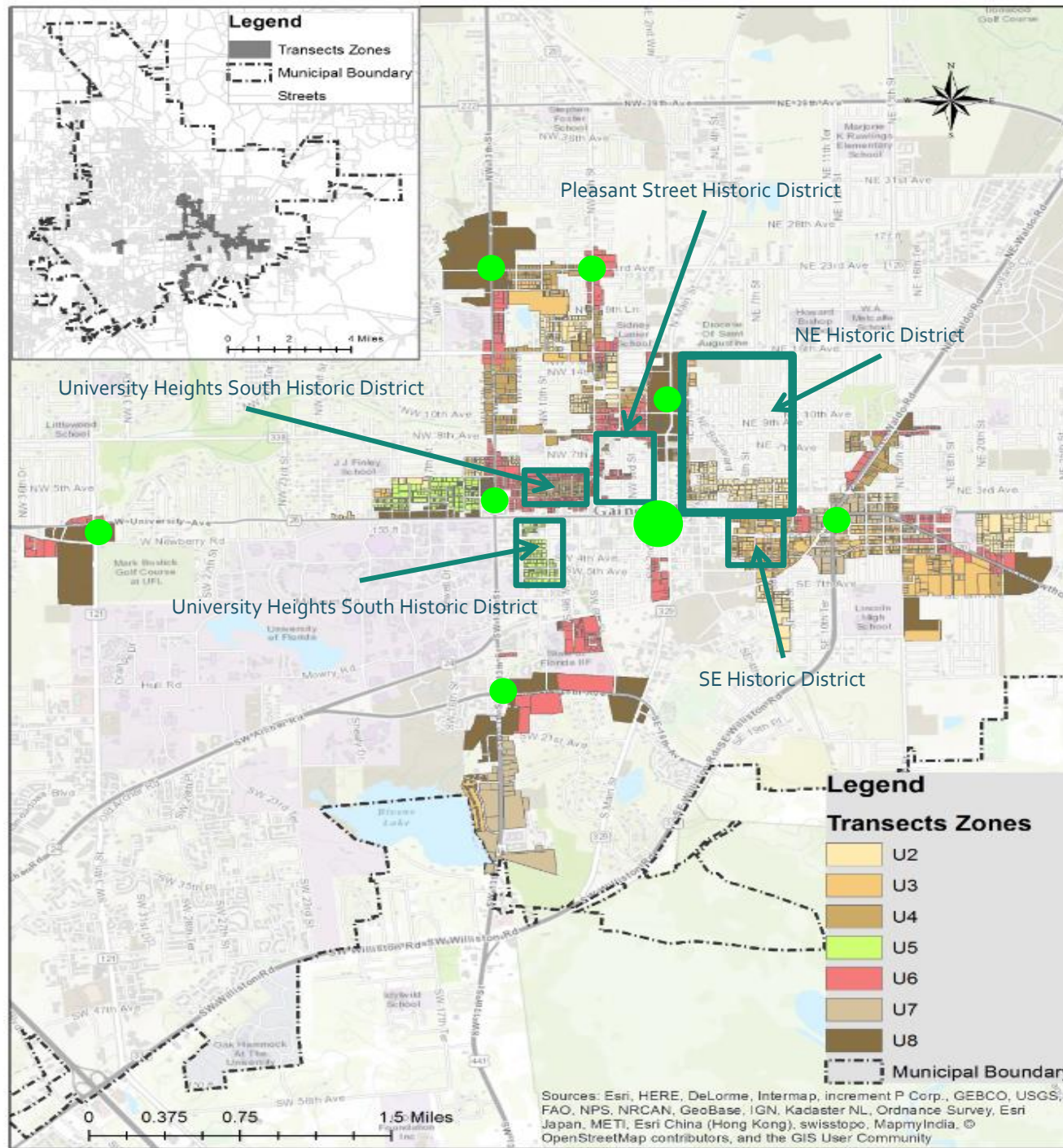


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TRANSECTS THAT ALLOW ADUs

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- Areas with a history of ADUs
- Challenges
- Single-family areas
- Areas coinciding with Activity Centers

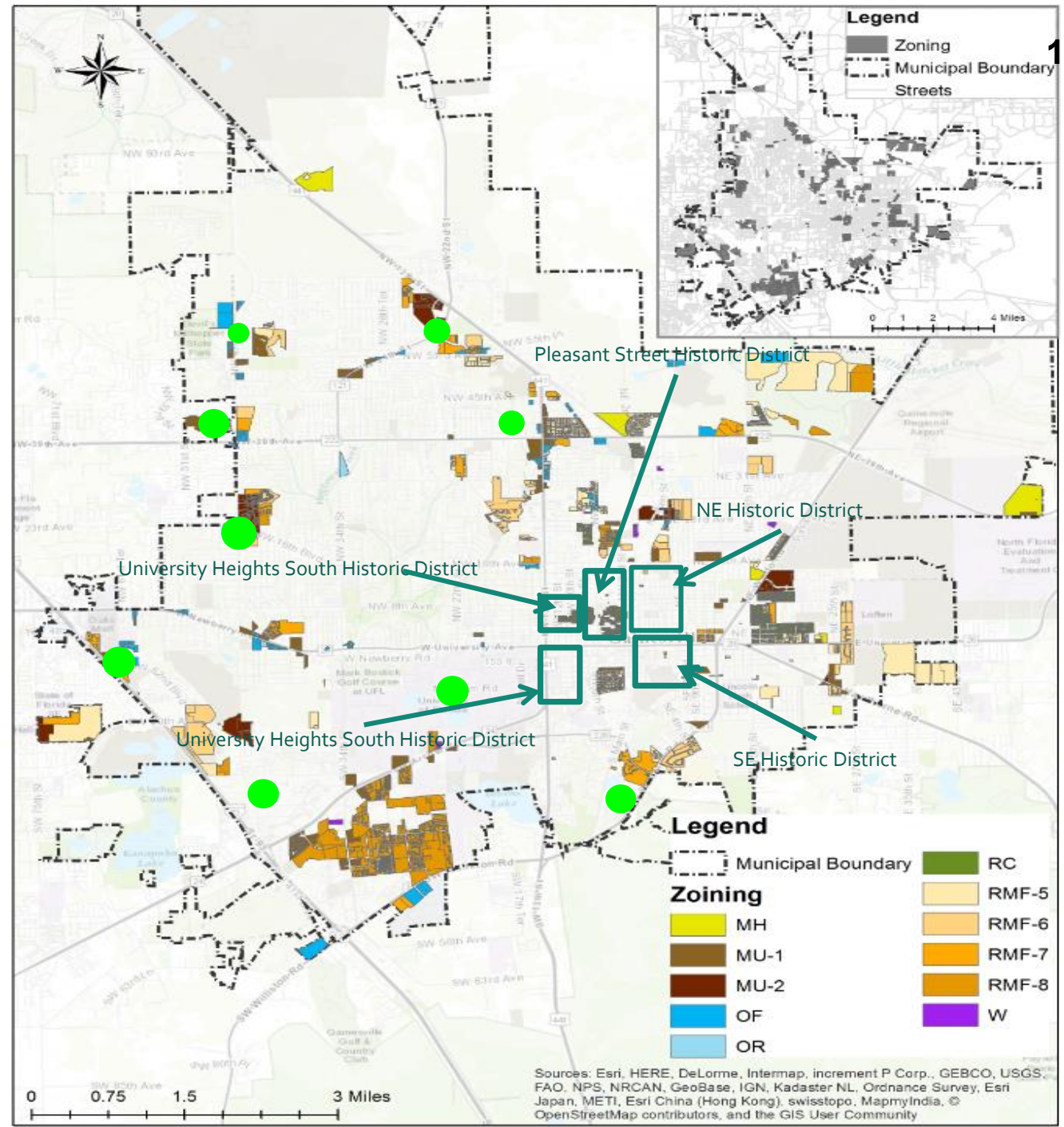


Areas coinciding with Activity Centers

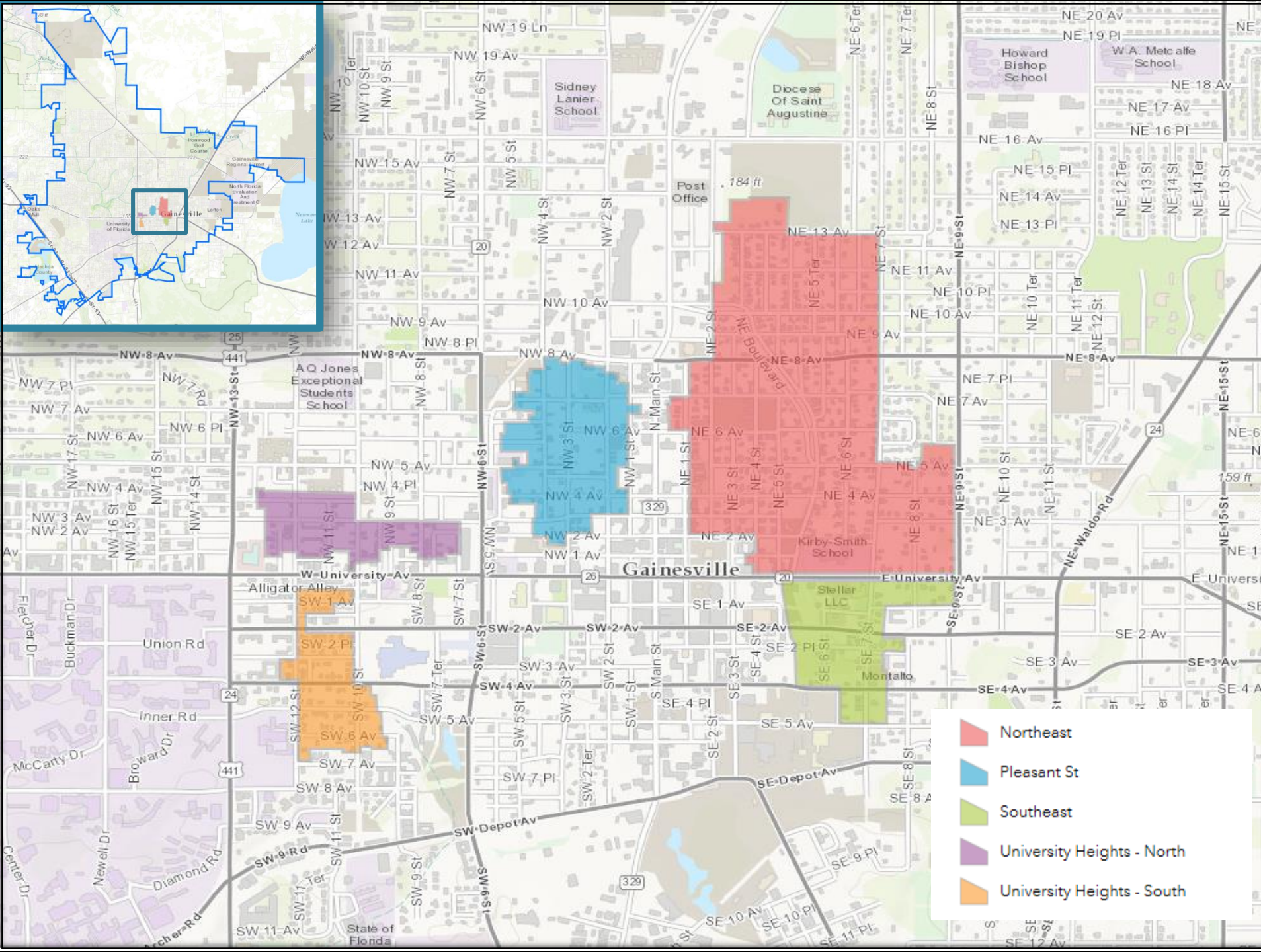
Areas with a history of ADUs

Challenging Areas

Outside single-family areas



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Areas with Existing ADUs

Accessory Dwelling Unit

Detached
above a garage



Accessory Dwelling Unit

Detached



Accessory Dwelling Unit

Within
a Single-family
dwelling



Accessory Dwelling Unit

Parking Configuration



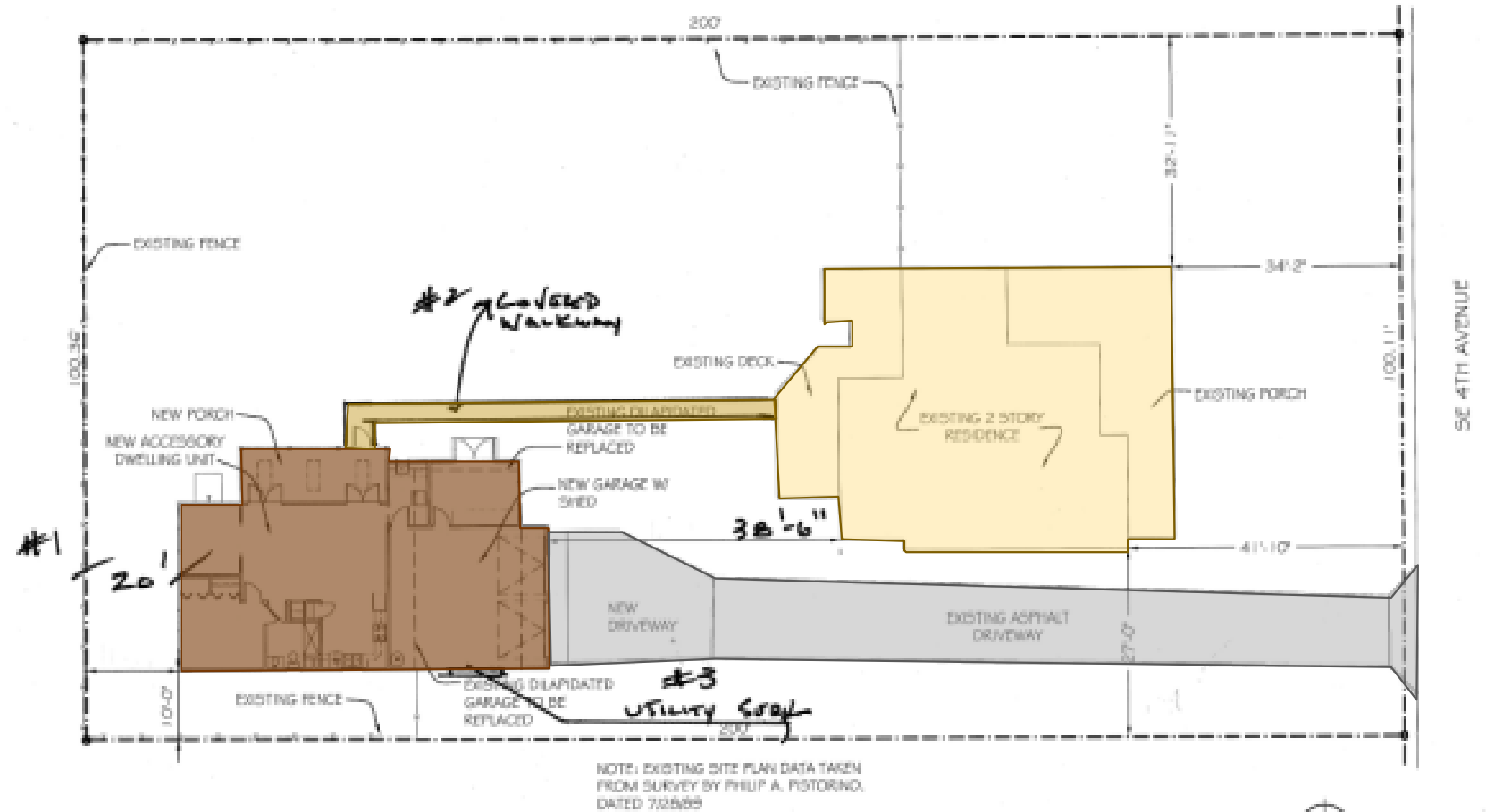
Accessory Dwelling Unit

Number of ADUs on a lot



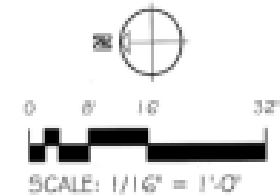
Accessory Dwelling Unit

Lot Configuration and Layout of Units



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

NEW BUILDING DATA:	
ACCESSORY DWELLING UNIT	- 852 S.F.
ADU PORCH	- 176 S.F.
GARAGE / SHED	- 621 S.F.
TOTAL UNDER ROOF	- 1,629 S.F.



MAIN FINDINGS

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- ❖ Widespread support for accessory dwelling units
- ❖ Strong market for ADUs
- ❖ Permitting challenges
- ❖ Contribute directly and indirectly to housing affordability
- ❖ Overcoming affordable housing misperception



Areas of Consideration

- ❖ **Definition and Perception of terms**
- ❖ **Comprehensive Plan and Land Development Code**
- ❖ **Standard Building Code and Building Permitting Considerations**
- ❖ **Economic Considerations**
- ❖ **Beneficiaries of the accessory dwelling unit Program**
- ❖ **Servicing Accessory Dwelling Units**

FINAL RECOMMENDATIONS

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Identify quick administrative and process changes to facilitate ADUs

Adopt policies to fully implement an ADU program



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