



Legislation Text

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Allowance of Accessory Dwelling Units (ADUs) in Single-family Residential Districts (B)

Information Item A. City Plan Board. Accessory Dwelling Units.

During Board Member Comments at the October 27, 2016 City Plan Board meeting, Vice-Chair Bob Ackerman reiterated his interest in having a proposal brought to the Board for the allowance of accessory dwelling units (ADUs) in single-family residential districts. He expressed interest in seeing the current state of the law (i.e., our regulations) and what it would take to change it. He said it could be limited at first to homesteaded residences (i.e., where the property owner resides on the property).

In response to Vice-Chair Ackerman's request, staff has provided various documents as background information for the Board to review prior to discussing the topic as a Board.

ADUs are not a permitted use in Gainesville's single-family residential districts (Sec. 30-51. Single-Single family residential districts. (RSF-1, RSF-2, RSF-3 and RSF-4)), and are not within the definition (Sec. 30-23) of *Single-family dwelling* in the RSF-1, RSF-2, RSF-3, RSF-4 and RC zoning districts and all residential districts with a density of no more than 8 dwelling units per acre. If the Land Development Code were to be amended to allow ADUs in single-family residential districts, these Code sections would have to be amended. Such allowance of ADUs would also entail amendment of the Single-Family land use category of the Future Land Use Category of the Comprehensive Plan.

The draft, updated Land Development Code proposes allowance of ADUs in the multi-family residential districts, but not in the single-family residential districts.

None.

Staff to City Plan Board - Staff recommends that the Board discuss the topic of accessory dwelling units in single-family residential districts.