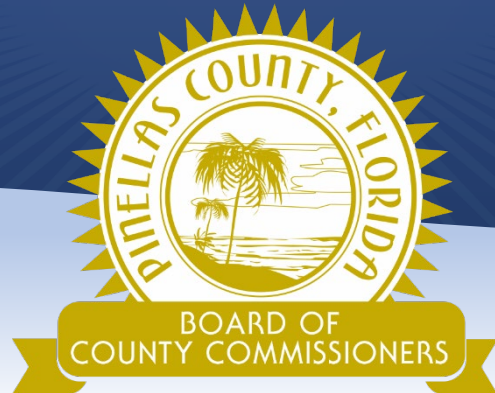


Accessory Dwelling Units

Case #LDR-24-01

May 21, 2024



Our Vision:
To Be the Standard for
Public Service in America.

Proposed Ordinance – Accessory Dwelling Units (ADUs)

Amend the Pinellas County Land Development Code

Chapter 138 – Zoning

Section 138-1 – Definitions and Rules of Construction

Section 138-356 – Uses Defined

Section 138-3210 – Accessory Dwelling Units

Table 138-602.a – Motor Vehicle Parking Stall Quantity Standards

Background Information

Accessory Dwelling Unit (ADU)

- Smaller, independent dwelling unit on the same lot as a primary single-family detached home.
- ADUs contain their own kitchen, bathroom and sleeping area.
- Also called garage apartments, in-law apartments, granny flats, carriage houses, backyard cottages, guest houses, etc.
- Can be attached to the primary home or be unconnected/separate building.

ADUs provide options for:

- Affordable housing
- Extended family/multigenerational living arrangements
- An income source for the property owner (rented)



Background Information

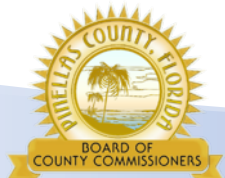


Accessory Dwelling Units (ADU)

- Have been allowed in unincorporated Pinellas County for many years.
- Major Code update in 2019 provided increased flexibility for them.

Intent of Current Code Amendment Proposal:

- Further enhance flexibility.
- Provide additional clarification and incentives.
- Provide increased opportunity for new ADUs and overall housing options that can be more affordable.



Background Information

Current ADU Allowances

- Accessory to a single-family detached home in residential zones.
- Accessory to a business in nonresidential zones (caretaker, security, manager, etc.)
- One per lot or parcel.
- Maximum size of 750 square feet.
- Exempt from density calculations and parking requirements.
- Separate metered utility connections are permitted.
- Mobile homes and RVs can't be ADUs; tiny homes can if they meet building code.
- Must meet requirements of the zoning district (setbacks, green space, etc.).
- Either the primary home or the ADU must be owner-occupied.



Proposed Changes - Highlights

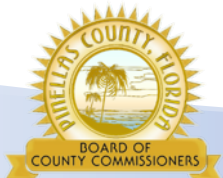
- **Increasing the maximum ADU size from 750 sf to 1,000 sf.**
 - Except for locations within the Coastal Storm Area and other flood hazard areas (remaining 750 sf).
 - Detached ADUs cannot be taller than the primary home.
- **Clarifying that garages and storage space serving the ADU is calculated as part of its size.**
- **Allowing staff-level review for larger sizes if certain criteria are met (up to 20% over max).**
 - Over 20% would require a variance from the Board of Adjustment & Appeals.
- **Waiving the owner-occupied requirement for affordable housing purposes.**
 - Both the primary home and the ADU could be rented.
 - Required to be affordable at 80% or below median family income and under a 20-year LURA.
- **Clarifying that to qualify as an ADU, it must have:**
 - An entrance separate from the primary dwelling unit
 - Its own sleeping quarters and bathroom
 - A full kitchen with sink, cooking unit, and refrigerator



Proposed Changes - Highlights



- **Clarifying that certain ADUs are exempt from parking requirements**
 - Those over 750 sf will require at least one off-street parking space.
- **Waiving applicable development review fees for ADUs**
- **Allowing a single-family home a 2nd kitchen under certain conditions**
 - One primary entrance, one address, no separate metered utility connections.
 - Provides flexibility for extended or generational family living arrangements.
 - If conditions not met, 2nd kitchen only allowed as part of an ADU or a duplex.
- **Clarifying that multifamily dwelling units on a single parcel can be either detached or attached to each other.**
 - Would allow for cottage style or tiny home rental developments on a single lot.



Recommendation



Proposed Amendments

- Reviewed by both internal and external stakeholders
- Vetted by Forward Pinellas for consistency with Countywide Rules
- Consistent with the Comprehensive Plan

Development Review Committee recommends Approval

Local Planning Agency – Recommended Approval (5-1 vote)

Second Board Hearing: July 30, 2024 @ 6:00 PM

