



## City of Gainesville Agenda Report

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**File #:** 2022-178

**Agenda Date:** January 5, 2023

**Department:** City Commission

**Title:** 2022-178 Commissioner Chestnut – III. Allow Up To One Accessory Dwelling Unit Per Lot and Require Owner Occupancy (B)

Department: Office of the City Commission

Description: The City Commission adopted Ordinance 190988 on September 3, 2020. That ordinance changed city laws governing accessory dwelling units, including exempting accessory dwelling units from density standards and allowing two accessory dwelling units per lot or parcel.

This motion refers to the city plan board: allowing one accessory dwelling unit per lot and requiring accessory dwelling units to meet the applicable density standard.

Fiscal Note: N/A

**Explanation:** The City Commission adopted Ordinance 190988 on September 3, 2020. That ordinance changed city laws governing accessory dwelling units, including exempting accessory dwelling units from density standards and allowing two accessory dwelling units per lot or parcel.

This motion refers to the city plan board: allowing one accessory dwelling unit per lot and requiring accessory dwelling units to meet the applicable density standard.

**Amend Section 30-5.35 of the Land Development Code as shown.**

**Sec. 30-5.36. -Accessory dwelling units (ADUs).**

A. *Purpose.*

1. Provide property owners with flexibility in establishing separate living quarters for purposes such as caring for seniors, providing housing for their children, or obtaining rental income.
2. Increase the range of housing choices and the supply of accessible and affordable housing units within the community.
3. Ensure that the development of ADUs meets neighborhood design standards.

## 8. Standards.

1. One attached ADU and one detached ADU may be permitted per lot or parcel, and ADUs are exempt from residential density calculations.
2. Each ADU must comply with all standards applicable within the zoning district, including required setbacks , density. and building height limits.
3. A non-conforming accessory structure converted to an ADU must meet the requirements of section 30-10.4.
4. Each allowed ADU, either attached or detached, may not exceed 850 square feet. Structures exceeding 850 square feet that existed on February 27, 2020, may be converted into ADUs.
5. ADUs must be designed as a subordinate structure to the primary structure on the lot in terms of its mass, size, height, and architectural character. The architectural design, character, style, and appearance of the ADU must be consistent and compatible with the primary structure.
6. New detached ADUs or ADUs extending from existing structures may not comprise more than 50 percent of the total visible facade area parallel to the front property line.
7. Utilities. ADUs may share existing utility and service infrastructure with the primary unit, subject to compliance with GRU standards.
8. Subdivision. An ADU may not be sold separately or as a condominium unless properly subdivided in accordance with this chapter.

### **Strategic Connection:**

**Recommendation:** Refer the following land development code amendments to the City Plan Board for consideration at its January 26, 2023 meeting.