



Accessory Dwelling Units

A Presentation to the Alachua County Local
Planning Agency

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Background

The Alachua County Comprehensive Plan permits accessory dwelling units (ADU's) in most residential land use designations. The specific policy language is found in Policy 1.3.6 of the Future Land Use Element and reads (in part) as follows:

*To provide for a greater range of choices of housing types in single family residential areas, affordable housing, and the promotion of infill to new and existing neighborhoods while maintaining single family character, one accessory dwelling unit shall be allowed on single family residential lots in the **Estate, Low, and Medium Density residential areas** without being included in gross residential density calculations.*

Background

The present language does not include provision for ADU's in rural clusters within the County. Given the specific nature of rural clusters, it was originally felt that allowing ADU's in rural clusters would introduce greater densities not in character with nature of rural clusters, most of which lack needed infrastructure to support these densities.

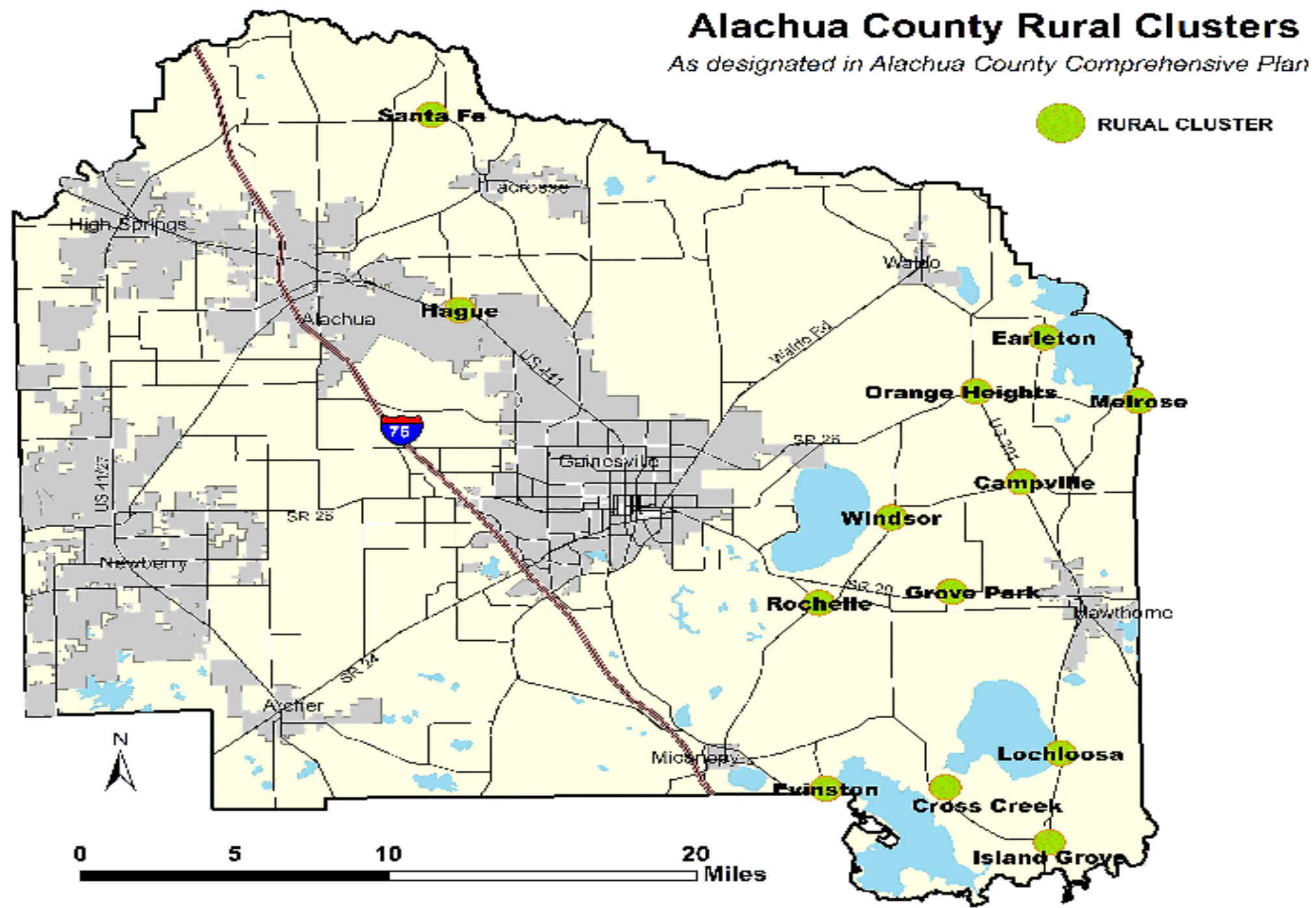


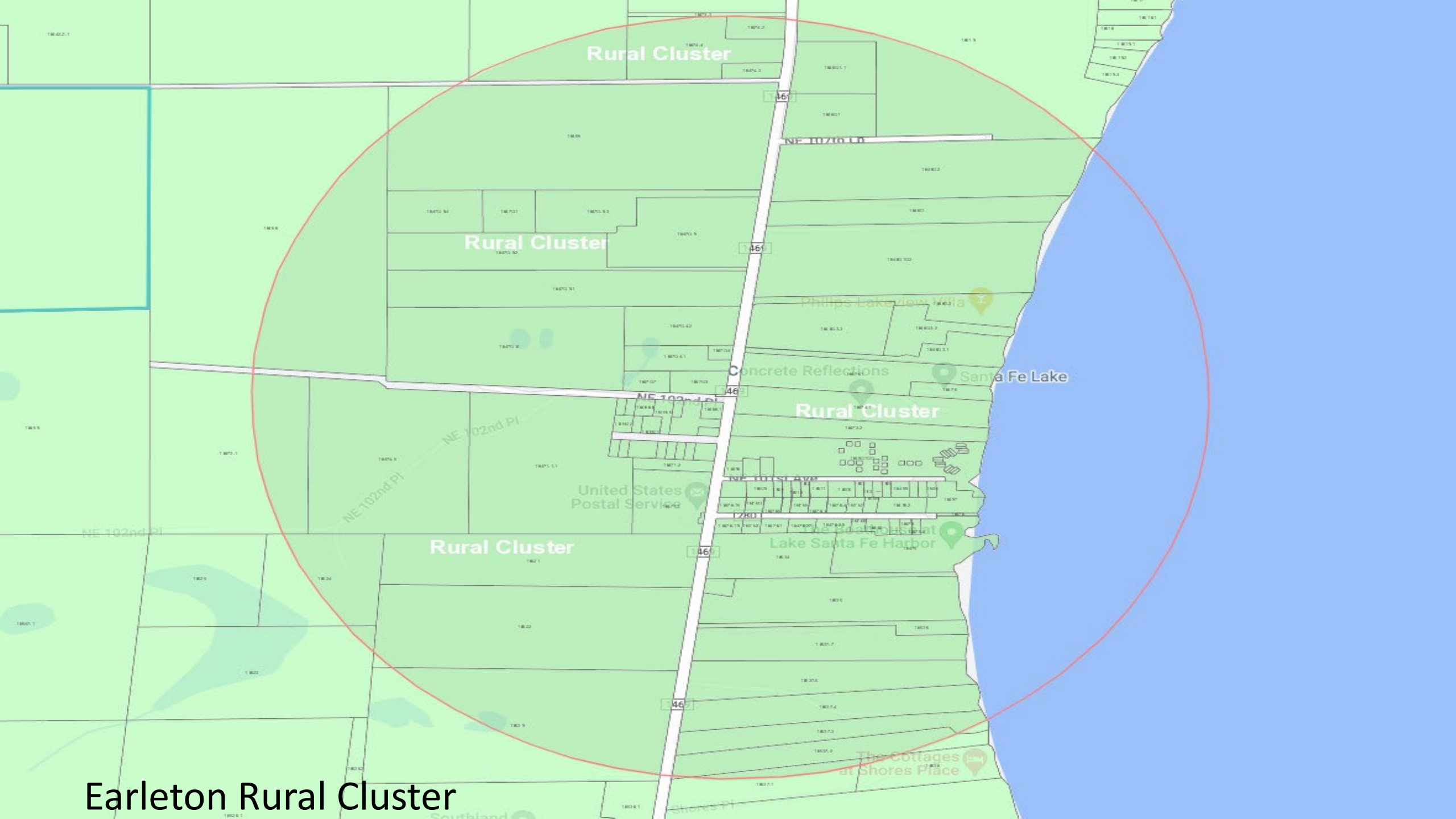
Background

Subsequent to this provision being added to the Plan, staff have received numerous inquiries regarding allowance for ADU's on parcels that, while falling within the boundaries of a cluster, have Agricultural zoning designations or characteristics of an Agricultural lot.

Alachua County Rural Clusters

As designated in Alachua County Comprehensive Plan





Rural Cluster

Rural Cluster

Rural Cluster

Rural Cluster


Earleton Rural Cluster



Melrose Rural Cluster

Background

As shown on the previous slides, many rural clusters such as the one in Earleton contain numerous Agriculturally zoned lots in excess of 5 acres. The character of these parcels is therefore more rural in nature as opposed to being in a cluster. Others, like Melrose, have greater densities.




Proposed Language Modifications

Staff propose the following amendments to the present language in FLUE Policy 1.3.6:


*To provide for a greater range of choices of housing types in single family residential areas, affordable housing, and the promotion of infill to new and existing neighborhoods while maintaining single family character, one accessory dwelling unit shall be allowed on single family residential lots in the Estate, Low, and Medium Density residential areas **as well as all lots within Rural Clusters greater than one acre** without being included in gross residential density calculations.*

Staff Analysis

Staff proposes permitting ADU's in rural clusters on all residential lots greater than one acre. The one-acre provision will serve two purposes: it will not introduce greater densities into existing rural clusters that will be out of character with their rural designation and it will not conflict with provisions found in the Unified Land Development Code (ULDC) regarding the placement of septic systems on parcels smaller than one acre.



Timeline

- Public Engagement
 - Planning Commission
 - BoCC Transmittal Hearing
 - Transmittal to the Department of Commerce for comment
 - BoCC Adoption Hearing
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Public Engagement

- Mailouts to all citizens within rural cluster boundaries for public hearings
- Presentation to Affordable Housing Advisory Committee (AHAC) prior to first public hearing
- Three public hearings (Planning Commission, BoCC Transmittal, BoCC Adoption)

No workshop proposed due to three public hearings being required.

