



Accessory Dwelling Units

A Presentation to the Alachua County BoCC

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Background

The Alachua County Comprehensive Plan permits accessory dwelling units (ADU's) in most residential land use designations as well as Rural Agricultural land use designations. The specific policy language for Agricultural areas is found in Policy 6.2.10.1 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 Rural Agricultural area 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.

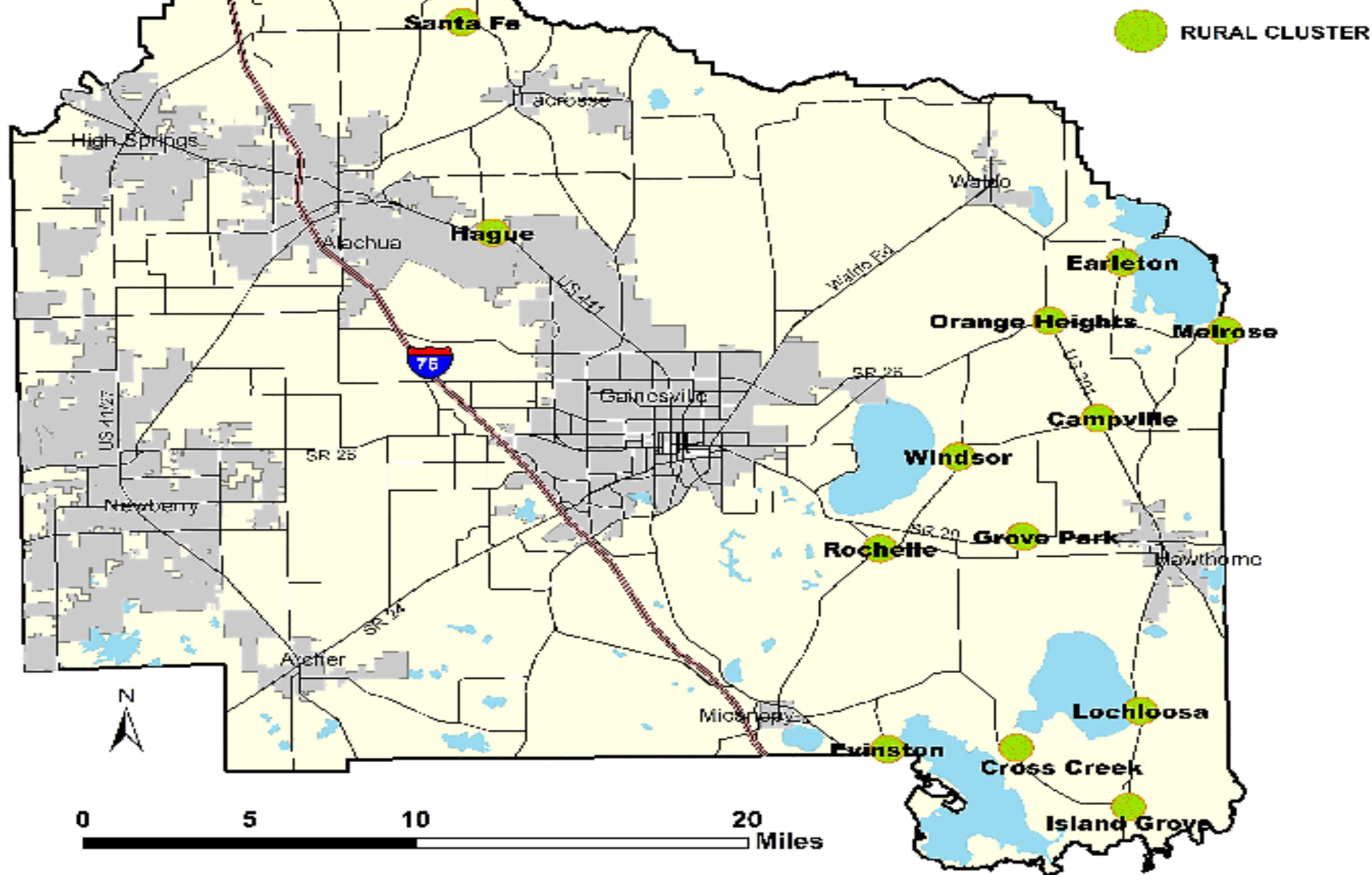


Background

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

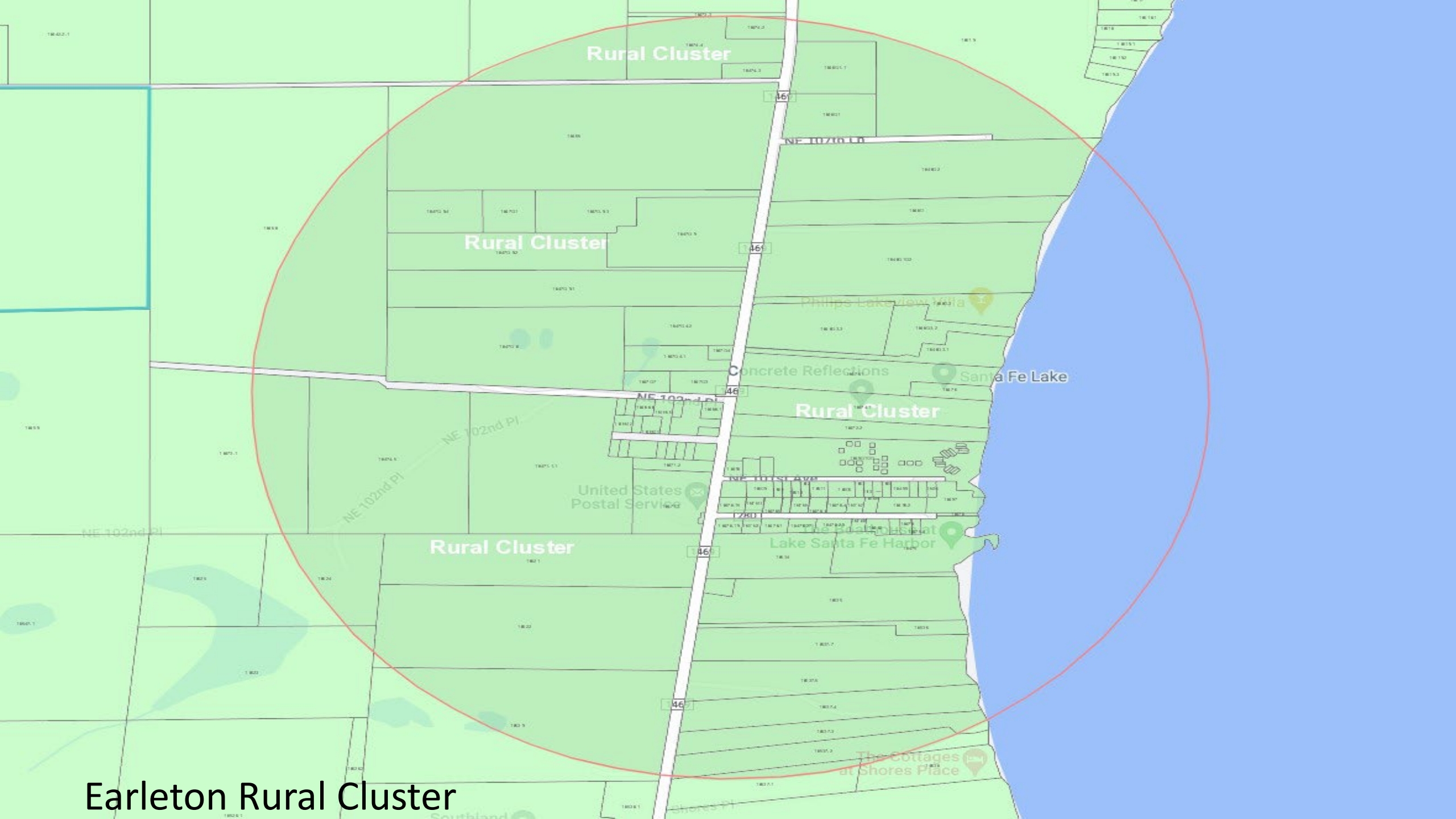
As designated in Alachua County Comprehensive Plan



Background

As shown on the following 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.





Rural Cluster

Rural Cluster

Rural Cluster

Rural Cluster

Earleton Rural Cluster



Melrose Rural Cluster

Proposed Language Modifications

Staff propose the following addition to the existing language in FLUE Objective 6.4 (Rural Clusters):

Policy 6.4.2.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural Cluster land use designation without being included in gross residential density calculations as follows.

(a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.


(b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.

(c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.

(d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

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.




Impacts

Lots greater than one acre by Rural Cluster (632 total):

Campville	40	Cross Creek	47	Earleton	44
Evinston	17	Grove Park	75	Hague	57
Island Grove	53	Lochloosa	39	Melrose	68
Orange Heights	50	Rochelle	31	Santa Fe	22
Windsor	89				

Public Engagement

- Mailouts to all citizens within rural cluster boundaries for public hearings ($\sim 1,171 \times \$0.50 \times 3 \text{ mtgs.} = \$1,756.00 +$ advertising)
 - Presentation to Affordable Housing Advisory Committee (AHAC)
 - Three public hearings (Planning Commission, BoCC Transmittal, BoCC Adoption)
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Timeline

- Public Engagement (AHAC (October 18, 2023) plus mailed notification)
 - Planning Commission (October 18, 2023)
 - BoCC Transmittal Hearing (November 14, 2023)
 - Transmittal to the Department of Commerce for comment (30-day comment period)
 - BoCC Adoption Hearing (January 9, 2024)
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