



Unified Land Development Code

Accessory Structures Adoption Hearing

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County-Initiated Amendment

Accessory Structures: ULDC Sec. 407.02 to allow accessory structures, including carports, in the front yard with limited standards.

Definitions: ULDC Chapter 410 for Accessory Use, Accessory Structure or Building and Garage.

Background

On **February 25, 2025** the Board of County Commissioners, during their regular meeting, approved a request to advertise and motioned for staff to bring back language for compatibility for accessory structures, including carports, on lots under an acre.

On **June 3, 2025** the Board of County Commissioners, during their policy workshop, motioned for staff to bring back appropriate setbacks standards, height, area, lot size and any character considerations moving forward with expansion of allowable accessory structures in front yards.

Some Accessory Structure Types



Current Land Development Code

Accessory Buildings per Sec. 407.02- Permitted building area:

- The principal building on any lot shall be erected within the established setbacks.
- Accessory buildings may be erected within side and rear yards, but not in front yards.
 - Exception within agriculture zoning district on lots not part of a platted subdivision.

Proposed Front Yard Standards

Category	Under an Acre	Over an Acre
Zoning District	Any	
Number Allowed	One	Two
Front Setback	Range: 8, 10, 15, 20, 25 and 40 feet	25 feet
Area	Max of 400 sq ft	No limit
Height	15 feet high	
Compatibility	No encroachment in buffer, easement, sidewalk, sight triangle or right-of-way of any public road	
Permit Required	Compliant with Florida Building Code	

Definitions

Accessory use, building, or structure: A use, building, or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of the lot or building, building or structure. Accessory structures include, but are not limited to the following: sheds, unattached garages, swimming pools, docks, gazebos, satellite dishes, screen enclosures, rooftop solar panels, and garage apartments.

Accessory structure or building: *A building or structure that is customarily incidental and subordinate to the principal building located on the same lot. Accessory structures or buildings include, but are not limited to sheds, detached garages and carports, swimming pools, tennis courts, docks, gazebos, ground mounted photovoltaics, screen enclosures, and accessory dwelling units.*

Garage: A detached ~~residential~~ accessory structure or a portion of the principal building, to which there is legal vehicular access from a public right-of-way, ~~used as a work or hobby space, for recreation or leisure activities, or~~ for the storage of motor vehicles and personal property belonging to the occupants of the principal building. ~~A carport shall be considered as a private garage.~~

Outreach

Online public notice for County-initiated ULDC amendments

Staff Recommendation

1. Convene as the Land Development Regulation Commission and find the ULDC amendments consistent with the Alachua County Comprehensive Plan.
2. Reconvene as the Board of County Commissioners and approve the ordinance and authorize the Chair's signature on the ordinance.