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Manatee County Government Administrative Center Manatee Room,
Fourth Floor 9:00 a.m. - December 11, 2018

December 11, 2018 - Work Session

Agenda Item #2

Subject

Accessory Dwelling Units

Briefings

None

Contact and/or Presenter Information

Presenter:

Josh Dan, Planner I, 941-748-4501 ext. 6836

Contact:

Bobbi Roy, Senior Planning and Zoning Technician
941-748-4501 ext. 6878

Action Requested

No action required. This is work session agenda.

Enabling/Regulating Authority

Manatee County Comprehensive Plan

Manatee County Land Development Code

Background Discussion

- On December 12, 2017, the Board of County Commissioners heard and accepted the Affordable Housing Committee's recommendations regarding affordable housing. This included Affordable Housing Incentive E, which requested that the Land Development Code allow for the use of Accessory Dwelling Units (ADUs) in residential zoning districts.
- Planning Staff is also in favor of adopting Accessory Dwelling Units for

several additional reasons. First, ADUs provide a means for Manatee County seniors to age "in place," where they might be allowed to live in an ADU with relatives onsite. Homeowners will also have an increased ability to afford their own homes with the addition of rental income. Further, neighborhood density, introduced incrementally, can contribute to walkability and the economic vitality of surrounding businesses.

- The Land Development Code (LDC) currently does not include provisions for Accessory Dwelling Units, otherwise known as "granny flats," or "mother in-law apartments." Many historic homes within the earliest developed areas of the County were actually built with these accessory units, however, throughout the years the units declined in popularity. Due to their flexibility and ability to solve many of today's pressing issues, ADUs have become popular again, not only throughout the United States, but also in Southwest Florida. Sarasota County, St. Petersburg, and the City of Bradenton have all adopted ADU ordinances, giving Manatee County a range of examples to learn from.
- Staff's research and development of draft ADU language has been aimed at re-establishing the legality of ADUs as they were originally intended and utilized in the early 20th Century. Together with the Board's input and expertise, we can find the proper ADU language to enhance the wellbeing of residents, allow for multi-generational living spaces, provide for reasonably priced ADU rentals for tenants, and reduce the cost burden of homeownership in Manatee County.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [ADU Pres with Notes.pdf](#)

Accessory Dwelling Units for Manatee County

A proposed Amendment to the LDC Text

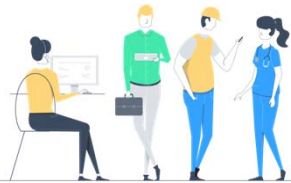


Presented by:
Josh Dan & Kyrsten French,
Comprehensive Planning

Housing in Manatee County is unaffordable.

Area Median Income: \$65,500, for a family of 4 (2017)

- Teachers \$43,620
- Librarian \$48,568
- Law Enforcement
 - Officer \$54,837
- Firefighters \$42,555
- Healthcare Workers
 - Dental Assistant \$33,198
 - Dental Hygienist \$65,648
 - Certified Nursing Assistant \$29,221
- **Average Manatee County Employee \$46,667**



*Salary.com, payscale.com, MIT Living Wage Calculator, Manatee County

There is a gap between the median area salaries and the median area prices.

Manatee County— (2018)
Household making 120% AMI
can afford \$176,000

Manatee County—All (2018)
• Single Family Home: **\$300,000**
• Median Gross Rent (2bd): **\$1245**

*Shimberg Data



What to do?

The County is working to implement a suite of tools to address this pressing issue. Among them is the adoption of an Accessory Dwelling Unit (ADU) Ordinance.

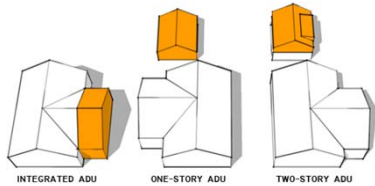


Background of the ADU initiative

- On December 12, 2017 the BOCC accepted the Affordable Housing Committee's Recommendations regarding affordable housing solutions.
- Recommendations included an LDC amendment to allow for accessory dwelling units (ADUs).
- Planning staff have since worked to understand the need and draft language addressing ADUs.



What is an Accessory Dwelling Unit?



ADUs are already in our Backyards!



Examples from Bradenton







Research from Planning Staff

- Reached out to other local jurisdictions (Bradenton, St. Pete, Sarasota, Tampa) for ordinance examples and advice on implementation
- Communication with other agencies and departments within the county
- Collected data on "guest houses" to gauge popularity
- Performed spatial analysis regarding access to public transit
- Compiled two draft ordinances for review



How will ADUs be affordable?

ADU size is capped at 80% of principle size, or 1,000 square feet, whichever is less. (Bradenton also includes this language)

ADUs will be a by-right land use for those within the A, A-1, Village, and RSF zoning districts, unburdening homeowners from a lengthy review process

Homeowners may choose to rent ADUs to older or younger family members who need assistance

ADUs will not be permitted to be used for short-term rentals, ensuring that new ADUs contribute to the housing stock

Does utility infrastructure support the addition of ADUs?

There may be cases where the addition of an ADU will compromise over-burdened water and sewer systems. Public works has requested to review ADU permit applications, and the addition of language to the LDC amendment cautioning applicants to contact their division. Applicants would be advised to contact their division early on in the process.



What about Parking for ADUs?

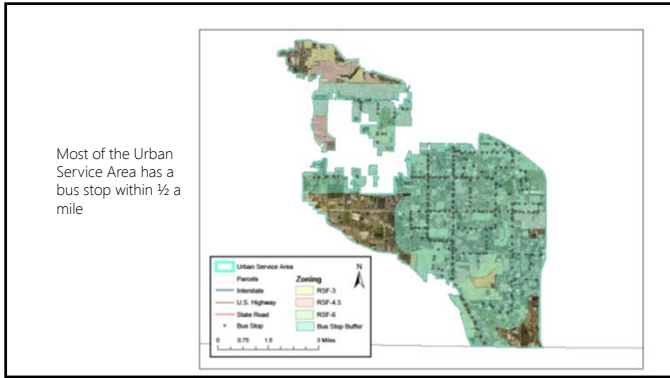
Staff is concerned that requirement of expensive dedicated parking spaces could discourage potential applications.

Suggested approach is to either (1) require parking only where there is little access to public transit or (2) take a free-market approach (or a "wait-and-see" approach) where parking requirements may be reconsidered in the future only if problems present themselves



Urban Service Area





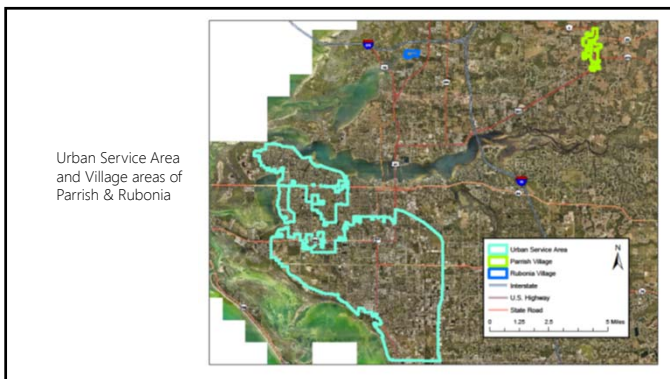
Question for the Board to consider

Should ADUs be implemented County-wide, or should they focus on urbanized areas with more transit access?

Manatee County

Urban Service Area
U.S. Highway
State Road
Bus Stop

0 0.25 0.5 1 Miles



**Are ADUs distinct from guest houses?
Duplexes?**

A guest house is an accessory unit much like an ADU, but not permitted a range or stove. Staff recommends removing guest house language from LDC

Accessory dwelling units are limited to Agriculture and Single-Family zoning, and ADUs are limited to 80% of principle structure or 1,000 square feet, whichever is less

Density in the Coastal High Hazard Area

Staff's research has shown that neighboring jurisdictions do not count ADU's toward density in Coastal High Hazard Areas and we would recommend we follow their examples.

These include: City of Bradenton and St. Petersburg.

Impact fees & Facility investment fees

Will be charged consistent with the adopted fee schedules.



Occupancy Requirements

- Owner must live on the premises
- Short-term rentals not allowed



Next Steps

- Discuss potential issues to be addressed
- Bring to the public for review and comment
- Public hearing in the next few months