# City of Pensacola

## Affordable Housing Advisory Committee

## Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

**May 5, 2026, 9:00 AM** — **Vince Whibbs Conference Room, 1st Floor, City Hall**

The meeting can be watched via live stream at cityofpensacola.com/video.

**CALL TO ORDER**

**ROLL CALL**

**PROOF OF PUBLICATION**

**APPROVAL OF MINUTES**

**1.** 26-495 APRIL 2026 AHAC MINUTES

***Attachments:*** *April 2026 AHAC Minutes*

**PRESENTATIONS**

**ACTION ITEMS**

**DISCUSSION ITEMS**

**2.** 26-496 INCENTIVE C FLEXIBILITY IN DENSITY

***Recommendation:***

***Sponsors:***

***Attachments:*** *Incentive C Flexibility in density*

**3.** 26-497 INCENTIVE E ACCESSORY DWELLING UNITS

***Recommendation:***

***Sponsors:***

***Attachments:*** *Incentive E Accessory dwelling units*

**PUBLIC COMMENT**

**ANNOUNCEMENT/WRITTEN COMMUNICATION**

**4.** 26-498 NEXT MEETING TUESDAY, JUNE 2, 2026 9:00 AM

***Attachments:*** *None*

**ADJOURNMENT**

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.

# CITY OF PENSACOLA

## AFFORDABLE HOUSING ADVISORY COMMITTEE

### MEETING MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

**April 7, 2026, 9:00 a.m.** **VINCE WHIBBS CONFERENCE ROOM, 1ST FLOOR, CITY HALL**

The City of Pensacola Affordable Housing Advisory Committee (AHAC) held its regularly scheduled monthly meeting 9:00-10am in the Vince Whibbs Conference Room of Pensacola City Hall, 222 West Main Street, Pensacola, Florida on April 7, 2026.

**CALL TO ORDER**
Paul Ritz, Vice Chair, called the meeting to order at 9:01 a.m.

**ROLL CALL**

**STAFF MEMBERS PRESENT**

- Betsy McDonald, Housing Director, City of Pensacola Housing Department
- Tracy C. Pickens, Housing Program Coordinator, City of Pensacola Housing Department

**COMMITTEE MEMBERS' PRESENT**

- Paul Ritz
- Ed Brown
- Keith Branch
- Melody Neal
- Deborah Mays

**COMMITTEE MEMBERS ABSENT**

- Councilman Delarian Wiggins
- Percy Goodman
- Crystal Scott

**PROOF OF PUBLICATION**
Proof of publication was noted by City staff at 9:04 a.m.

**ACTION ITEMS**
None

**APPROVAL OF MINUTES**
Motion: Deborah Mays
Second: Ed Brown
Passed Unanimously

**City of Pensacola**
**222 W. Main Street**
**Pensacola, FL 32502**




**PRESENTATIONS**

None.

**DISCUSSION ITEMS**

The committee reviewed the 2025 City of Pensacola Housing Department Incentive Report. The committee was reminded that this is a SHIP annual requirement for continued funding that must be completed and approved by the committee before the end of the calendar year. Approval is obtained through a public hearing typically in November and once approved by the committee it is provided to city council. Proof of council distribution is submitted to Florida Housing Finance for compliance in December.

Committee was refreshed on the incentive report requirement of reviewing incentives A and I. In addition to A and I, the committee selected incentives C and E for an in-depth review and discussion. Vice Chair, Paul Ritz requested each AHAC member research incentive C and E for future input to work toward a consensus of affordable housing recommendations.

**ANNOUNCEMENT/WRITTEN COMMUNICATION**

Next Meeting May 5, 2026, 9am in the Vince Whibbs Conference Room.

**PUBLIC COMMENT**

Leslie Yandle – City of Pensacola citizen/Just Pensacola, requested that we enhance our communication with CRA regarding the rollout of any new housing programs and how they may impact affordable housing.

**ADJOURNMENT**

Paul Ritz, Vice Chair, adjourned the meeting at 9:50 a.m.

## Strategy: Flexibility in density

### Purpose

Increasing the maximum units allowable may help make a development more financially feasible. The local land development code dictates a maximum number of housing units that may be developed on a particular lot depending on the zoning classification. As an affordable housing incentive, a jurisdiction may increase the maximum units allowable if a builder develops affordable housing units in exchange. The presence of bonus units will allow a developer to sell more homes or rent more apartments and thus help meet various financial feasibility criteria. A developer of affordable housing should be able to qualify for bonus density units by right if other development criteria are met.

The concept of providing bonus units to a developer who is not *building* affordable housing, but rather is contributing either land or funding, would be considered an inclusionary housing or inclusionary zoning strategy. "Inclusionary housing" is addressed in this section on density because if a local government chooses to implement inclusionary housing policies to create mixed income housing, it will need to include density bonus provisions in that ordinance.

An increase in density offers an economic incentive to produce affordable housing. The allowance of full density allowed by land use and zoning regulations, as well as additional approved units allowed by density bonuses, creates the opportunity for an affordable housing development to be financially feasible. The allowance of more density also incentivizes market-rate developers to produce affordable units. The sale of more units or the leasing of more apartments offsets the lower sales price or rent payments for each affordable unit.

### Relevant Statutes

S. 420.9076 (4)(c) of the Florida Statutes directs the AHAC to assess: "The allowance of flexibility in densities for affordable housing."

A density bonus is a voluntary incentive that should be available to certified affordable housing developments by right. Density bonuses can also be provided as part of a mandatory inclusionary zoning ordinance. Local governments have the inherent home rule authority to provide density bonuses in exchange for the production affordable housing units. S. 125.01055(1) and 166.04151(1) of the Florida Statutes confirm this tool by stating that local governments can use various land use mechanisms to increase the supply of affordable housing.

Sections 125.01055(6) and 166.04151(6) of the Florida Statutes allow local governments to approve the development of housing that is affordable on any parcel zoned for residential, commercial, or industrial use notwithstanding any other law or local ordinance to the contrary. In practice, this allows affordable housing units to be developed in those zones without the need for a zoning chance or comprehensive plan amendment. This provision can also be used as justification provide density bonuses to affordable developments in the eligible zone districts.

The Florida Statutes also provide direction for local governments choosing to provide density bonuses in exchange for a donation of property to be used for affordable housing.

- Section 420.615 of the Florida Statutes states that "[a] local government may provide density bonus incentives pursuant to the provisions of this section to any landowner who voluntarily donates fee simple interest in real property to the local government for the purpose of assisting the local government in providing affordable housing. Donated real property must be determined by the local government to be appropriate for use as affordable housing and must be subject to deed restrictions to ensure that the property will be used for affordable housing."
- The statute requires that, as part of the approval process, the local government adopt a comprehensive plan amendment for receiving land that incorporates the density bonus. It further provides that the plan amendment shall be adopted in the manner required for small-scale amendments under section 163.3187, Florida Statutes.

### Considerations

- Assess local land development regulations and identify areas where density bonuses can be authorized.
- Consider allowing density bonuses as-of-right through administrative procedures rather than requiring a public hearing. Predictable development standards may attract more private sector involvement.
- A density bonus is one of the most attractive tools a local government has to offer. Before increasing densities across the board, consider preserving the greatest density benefits for housing that will be affordable.
- The implementation of a density bonus program requires skillfully prepared regulations, standards, and agreements to effectively ensure that the bonus units are affordable long-term or that a payment or exchange in lieu is effective. In lieu payments should be high enough that they reflect the true cost of new development.
- In areas where there is not a high demand for density, such as rural areas, the incentive may not be effective, unless a project is a large-scale, master-planned development.
- Determine which entity will be responsible for income verification and compliance monitoring for the affordable units. Record and enforce a Land Use Restriction Agreement to ensure the units are affordable throughout the established term of years.

## Income groups to be served

"Affordable housing" must be defined by the density bonus or inclusionary zoning ordinance, and a methodology must be established for determining the sales price or rent of an affordable unit. Incentives generally target households with "low" or "very low" incomes as defined by HUD. Some density bonuses or inclusionary zoning ordinances define "affordability" to include moderate-income households, or those with incomes up to 120% of the area median income or higher. Income requirements are generally stricter for rental units than for units intended for ownership. In the case of units for sale, "affordable housing" may mean housing in which principal, interest, taxes, and insurance make up no more than 30% of the gross household income. For rental housing, "affordable" may mean housing for which the rent and utility payments constitute no more than 30% of the gross annual household, adjusted for household size.

## Duration of affordability

To preserve affordable units that are produced under density bonuses or inclusionary zoning ordinances, a control period is established. During this period, rental and ownership units must remain affordable. New tenants and buyers must meet income requirements, and the rent or sales price must be established according to the current area median income (interest rates may also be a factor for ownership units). Home buyers are typically allowed to keep a portion of the proceeds from the sale or to earn a specified rate of appreciation on the unit. Monitoring is important to assure continued compliance with the initial affordability requirements. A local agency or other monitoring agent must be established for low- and moderate-income housing developed under the density bonus or inclusionary zoning policy. A community land trust is well suited to manage these units, providing a pipeline of income eligible tenants and buyers.

## Elements of an inclusionary zoning ordinance

The primary purpose of inclusionary zoning is to increase the supply of affordable housing concurrently with the development of market-rate housing. An inclusionary zoning ordinance requires market-rate developers to include a percentage of affordable units within their market-rate developments. Inclusionary zoning is an approach that ensures that affordable units are created with limited public expenditure.

Inclusionary zoning can provide a number of benefits. Where new development occurs in metropolitan centers, inclusionary zoning can result in affordable units that are closer to jobs and transportation. In addition, because of the density bonuses awarded for affordable units, inclusionary zoning can lead to higher-density development. The higher-density and infill development that can result from inclusionary zoning increases housing supply in the city center and reduces the demand for housing overall and fringe development in particular. This, in turn, reduces the need for new infrastructure, shortens commutes, and reduces congestion.

### Threshold size

Inclusionary zoning ordinances typically establish a minimum development size before requirements are applied. This threshold should be large enough to contribute to the financial feasibility of the required affordable units. Study local development patterns to identify an ideal threshold number of units that triggers an affordable housing requirement. If the average new development in a community produces 50 units, an inclusionary zoning threshold at 50 units may capture a sizable number of developments that will need to meet affordability requirements. Similarly, if the average new development in a community produces 50 units and the inclusionary threshold is at 100 units, the policy may not capture enough new development to maximize the effectiveness of an inclusionary zoning ordinance.

### Percentage set-aside

Inclusionary zoning ordinances generally require a certain percentage of a market-rate development to be set aside as affordable units. The percentage of affordable units included in new development should consider the following: the financial feasibility of producing the affordable units, the incentives or cost offsets available to developers to produce the affordable units, the need for affordable units, and the strength of the local housing market. Nationally, inclusionary zoning ordinances have required developers to set aside 5%–35% of their new housing developments as affordable, although requirements of 10%-25% are most common. The share of affordable units required often varies, depending on whether the units will be for homeownership or rental, and whether the income targeted is moderate-, low-, or very-low.

### Cost offsets

Under s. 125.01055 and 166.04151 of the Florida Statutes, local governments must "fully offset all costs" to a developer for their affordable housing contribution under an inclusionary zoning ordinance. One of the primary cost offsets offered to developers in exchange for producing affordable units is a density bonus. A density bonus allows the developer to construct additional market rate units beyond what is normally allowed under the current zoning ordinance, in exchange for providing a specified number of affordable units.

In addition to density bonuses, there are several ways of offsetting the costs of a development to enable the construction of affordable housing. For example, developers can be given waivers from various development standards, including maximum lot coverage, setbacks, and parking, and/or can receive waivers for fees such as impact fees, demolition, water and sewer charge, and utility connection fees. Developers may also be eligible for expedited permitting.

### Flexibility

A major component on an inclusionary zoning ordinance is flexibility. Developers should be given multiple options to satisfy the inclusionary requirements including paying a fee in-lieu, providing land in-lieu, or building the units off-site at a different location. For an in-lieu fee, the paid amount can be placed in an affordable housing trust fund for other affordable housing initiatives, keeping in mind that if an in-lieu fee is paid, the local government will still need to "fully offset all costs" associated with that fee. For a land donation in-lieu of producing the required affordable units, the land can be granted to a nonprofit organization that will produce permanent affordable housing. If the developer is allowed to build the required affordable units offsite, a partnership with a nonprofit to help build and manage the affordable units is key.

### Statutory authorization for inclusionary zoning

S. 125.01055 and 166.04151 of the Florida Statutes expressly authorize inclusionary housing ordinances as a tool to increase the supply of affordable housing. However, due to legislation passed in 2019, local governments must "fully offset all costs" to the development of its affordable housing contribution required by an inclusionary zoning ordinance. Local governments can offset these costs by providing density bonuses, a reduction in fees, or by granting other incentives.

It is important to note that inclusionary zoning is exempt from Florida's rent control statute. S. 125.0103(2) of the Florida Statutes states that no local government can adopt or maintain an ordinance which imposes rent controls unless such controls are necessary and proper to eliminate an existing housing emergency which is so grave as to constitute a serious menace to the general public. Subsection (7) of this statute specifically exempts inclusionary housing ordinances from this prohibition on rent control.

S. 163.3177(6)(f) of the Florida Statutes requires that the Housing Element of the local Comprehensive Plan include principles, guidelines, standards, and strategies for the provision of adequate sites for future housing, including affordable workforce housing, and principles to provide housing for all a jurisdiction's current and future anticipated populations, including special needs populations. Inclusionary housing strategies would satisfy this Comprehensive Plan requirement.

### Examples:

**Palm Beach County Workforce Housing Program (WHP).** Palm Beach County's Workforce Housing Program is an extensive framework of regulations that requires a sliding scale of affordable units to be built based on the degree of incentives a developer receives in return. In certain zoning and Future Land Use designations, a minimum of 15% of units developed must be reserved for affordable housing for an established period of years. The WHP offers the choice of either a "limited" or "full" program option, which determines the amount of required workforce housing and the availability of incentives. The only available incentive with the "limited" option is a density bonus while the "full" option provides for a density bonus plus expedited permitting review, greater flexibility in property development regulations, and other incentives to offset costs. Developments that choose the "full" option must provide a greater percentage of affordable units.

Developers are allowed flexibility to build units off-site, pay an in-lieu fee, or donate buildable land in lieu of developing the workforce units on-site. For homeownership units, affordability restrictions remain in effect for 15 years but if the unit is resold before the 15-year period concludes, a new 15-year period takes effect. For rental units, affordability restrictions are in effect for 30 years.

The County offers healthy incentives to fully offset the cost of the affordable units to developers. As of 2020, over 1,200 units have been produced with Palm Beach County's mandatory inclusionary zoning ordinance with almost 2,400 units dedicated.

**City of Jupiter.** Under Jupiter's Workforce Housing Program, six percent of dwelling units in a residential development of ten units or more must be "workforce housing units." A residential developer who seeks a rezoning or land use amendment to increase density is required to develop 12 percent of the dwelling units as workforce housing units. For sale workforce housing units are "equally allocated sequentially" among the four eligible income household categories (low, moderate-low, moderate-high, and middle incomes). As an example, if 16 units are required workforce housing units, 4 will be for households at 80% or below AMI, 4 will be for 81-100% AMI, 4 will be for 101 to 120% AMI, and 4 will be for households at 121 to 140% AMI. Rental workforce units can only serve up to 120% AMI.

The City allows for an in-lieu of fee, off-site construction, or donation of land in-lieu of building the required affordable units.

**City of Orlando.** The City of Orlando operates a voluntary density bonus program. The program offers a density bonus in several residential, office, and commercial districts. In exchange for more density, the developer must commit to build affordable housing units on-site. However, instead of building affordable units on-site, the developer may choose to provide an in-lieu contribution to the "City of Orlando Trust Fund for Low- and Very Low-Income Housing."

The Land Development Code requires a Neighborhood Compatibility Review for all developments requesting a density bonus. The purpose of the review is to ensure that the intensity of a development utilizing a density bonus remains compatible with adjacent neighborhoods. All variances, except variances to height requirements, are prohibited within developments that have received density bonuses. If the Neighborhood Compatibility Review is favorable, the applicant can increase the density of development in accordance with the approval.

In return for the density bonus, the developer is required either to provide on-site affordable housing units equal to the number or additional units permitted by the bonus or to contribute a percentage of the total construction costs to the trust fund at the time of permitting. At the time of building permitting, the Building Official determines the amount of the contribution based on 2% of the total construction costs of the development. The on-site alternatives require that the affordable units be devoted by deed restriction to low- and/or very low-income households.

Brevard County. Developments located within any residential or commercial zoning or future land use category with a density of six units per acre or greater, and with a minimum 30 percent of units designated as "affordable housing" are eligible to apply for a 25 percent density bonus consistent with the criteria in the county comprehensive plan, provided the overall residential development density does not exceed the density in the next highest residential future land use designation. "Affordable housing" is defined as housing affordable to households up to 120% AMI. Developments that are defined as "workforce housing", are only eligible for a 15 percent density bonus. "Workforce housing" is defined as housing affordable to households up to 140% AMI.

All developments with workforce housing units shall be eligible for refunds of county review and agreement filing fees (e.g., planning, building, engineering), from funds administered by the county department of housing and human services, as permitted by law, contingent on availability of funds. Developments with workforce units will be eligible to request a refund of review and recording fees only on the units designated as workforce. This does not include impact fees, facility investment fees, connection fees or similar fees.

Developments in which 15 percent or more of the entire project is workforce housing can receive the assistance of the county's affordable/workforce housing team. The team will provide technical assistance to facilitate the movement of the development through the necessary permitting procedures. Priority use of the team resources will be given to developments with affordable units, and a greater period of time that units will remain affordable. Subsequent priority will be given to developments that have workforce, or a combination of affordable and workforce units. A higher percentage of units mean a higher priority.

Developers are allowed to transfer density bonus rights and developments within any coastal hazard area are not eligible for a density bonus. The Brevard County density bonus ordinance codifies that a land trust may be used as a mechanism to retain units as affordable.

City of Clearwater. The City provides density bonuses for affordable housing developments that demonstrate a minimum of 15% of the total units are reserved as affordable housing units. Such bonuses shall not exceed 50% of the density permitted by the Future Land Use Map and shall not include properties located in the Coastal Storm Area.

City of St. Petersburg. St. Petersburg offers density bonuses to developers who commit to providing affordable units for no less than 30 years. The workforce housing density bonus program sets out strict terms for location, character, and income levels served by the bonus units.

## Strategy: Accessory dwelling units

### Purpose

Accessory dwelling units (ADUs) are secondary residential units typically on single-family lots that are independent of the primary dwelling unit. An ADU can be an apartment within the primary residence, or it can be an attached or freestanding home on the same lot as the primary residence. ADUs are commonly referred to as granny flats or mother-in-law suites and are also sometimes referred to as accessory apartments, garage apartments, carriage houses, or backyard cottages. The concept of an accessory dwelling unit is to have an additional complete residence, meaning a place for sleeping, bathing, and eating, independent of the primary home.

ADUs are a way to increase the number of housing units in areas that have primarily single-family homes. The smaller housing option is ideal for smaller households, young adults, or elderly individuals who wish to live in close proximity to a caretaker. The ADU is a great smart growth tool for infill development as it can use existing infrastructure and make greater use of already developed land. When ADUs are built in single-family neighborhoods near employment centers, more people can have the opportunity to live closer to where they work – reducing transportation costs and the associated environmental impacts. Allowing more accessory dwelling units to be built in more locations could be successful in improving a community's affordable housing stock.

An accessory dwelling unit creates affordable housing in two ways: the secondary (accessory) dwelling is a rental unit that, due to its relatively small size, will ordinarily rent at a price within the means of lower-income persons. At the same time, the rental income from the accessory dwelling unit can render the primary residence more affordable by virtue of the income it generates for the resident.

The American Association of Retired Persons (AARP) recognizes that ADUs can assist the elderly to "age in place." The owner of a primary house and ADU may choose to live in the smaller unit and rent out what was the primary residence or may use either the main house or the ADU as housing for a nurse or caregiver. For a single elderly homeowner living on a fixed income, this arrangement can provide the perfect affordable living solution: a more appropriately sized living space and rental income. ADUs are particularly well suited for lower-income elderly persons because in addition to increasing affordability, the elderly homeowner may also obtain companionship and needed services from the tenant in the ADU. If allowed, the owner can also choose not to live on site and can rent both the primary unit and ADU.

Local government can ease regulatory barriers to ADU development and should strive to amend land development codes to encourage the construction of these units. First, ADUs should be allowed in all single-family zoning districts. Then, local government can amend other requirements, such as density, parking, minimum lot size, maximum lot coverage, and other standards, to ensure that the most possible lots can contain a lawful ADU. Parking requirements alone may make ADU construction financially infeasible. If the local code is too stringent and imposes addition costs on construction, homeowners will be discouraged from building ADUs. Further, local governments can financially assist ADU development through a loan programs as an effective way to assure affordability through a recorded land use restriction agreement made in conjunction with the loan. Homeowner education through pre-approved designs and clear standards for development can incentivize the creation of these units as well.

### Relevant Statutes

S. 420.9076(4)(e) of the Florida Statutes directs the AHAC to assess: "Affordable accessory residential units." The goal of this strategy is to provide incentives and amend land use regulations to encourage the development of accessory dwelling units.

S. 163.31771 of the Florida Statutes addresses accessory dwelling units. The Legislative findings section of the statute is provided here:

(1) The Legislature finds that the median price of homes in this state has increased steadily over the last decade and at a greater rate of increase than the median income in many urban areas. The Legislature finds that the cost of rental housing has also increased steadily, and the cost often exceeds an amount that is affordable to extremely low-income, very low-income, low-income, or moderate-income persons and has resulted in a critical shortage of affordable rentals in many urban areas in the state. This shortage of affordable rentals constitutes a threat to the health, safety, and welfare of the residents of the state. Therefore, the Legislature finds that it serves an important public purpose to encourage the permitting of accessory dwelling units in single-family residential areas in order to increase the availability of affordable rentals for extremely low-income, very low-income, low-income, or moderate-income persons.

Through this statute, local governments are not required to permit ADUs in all single-family residential districts but are highly encouraged to do so. The state has recognized that ADUs are an important tool to increase the stock of affordable rental housing.

### Considerations

- Allow accessory dwelling units in all single-family districts.
- Amend local land development regulations to allow the most possible lots to contain a lawful ADU.
- Examine the local code and remove unnecessary barriers to lower the cost of ADU development, especially parking requirements.
- Exempt ADUs from density calculations.
- Allow ADUs as a permitted use.
- Charge impact fees by square foot or waive impact fees for ADUs of a comparatively low square footage.

- Avoid strict owner-occupancy requirements and allow homeowners to occupy the ADU and rent the primary unit.
- Consider forming a loan program or provide other financial incentives for ADUs that provide affordable rental housing.
- Provide education to homeowners on how to navigate the development process.

### Methodology

Most ADU ordinances require the owner to reside in either the primary or the secondary unit. However, the local government can allow homeowners to rent both the primary unit and ADU.

- Size regulations: Consider standards to maintain the aesthetic integrity of the surrounding neighborhood. Most local governments regulate ADU size in relation to the primary unit. This may restrict the use of ADUs on smaller lots. Consider using a set number of allowable square footage. For example, a local government could allow ADUs up to 1,200 square feet with additional size allowances depending on the size of the lot.
- Occupancy restrictions: Some ordinances limit ADUs to occupancy by family members and for a limited period of time. To maximize the ADU as a tool for affordable housing, allow ADUs to be rented to freely on the market as a long-term rental.
- ADUs that are built with SHIP funds must comply with all SHIP rental regulations for the accessory unit. Staff must implement a monitoring plan to monitor an ADU annually to determine if the resident is still income eligible.
- A waiver of impact fees or an impact fee based on square footage rather than by unit may be required to make an ADU financially feasible.

See the Florida Housing Coalition's Accessory Dwelling Unit Guidebook for more information on how to craft a model ADU ordinance.

### Examples:

Orlando. The City of Orlando updates its ADU ordinance with a clear intent to promote the use of ADUs. Their ordinance allows ADUs in all single-family districts, does not require parking if the ADU is 500 square feet or less, and does not have a strict owner-occupancy requirement. A 2018 staff report presented in support of the ordinance demonstrates the local government's understanding of ADUs as a tool for affordable housing and the need to create a regulatory atmosphere that encourages their use. The staff report includes an excellent description of the benefits ADUs provide, a survey of comparative local governments and their ADU policies, and a comprehensive analysis of how the new ADU ordinance lessens the land-use restrictions on local governments.

Elements of the Ordinance:

- Type of Use: Accessory
- Zone Districts Allowed: All residential districts as well as mixed use and office districts.
- Size: Maximum of 50% of the size of the principal unit and can be no larger than 1,000 square feet.
- Minimum Lot Size: Correlated with the size of the ADU and depends on the zoning district. Residential districts require a lot size of a minimum of 5,500 square feet for an ADU of up to 500 square feet and 8,250 square feet minimum for an ADU of up to 1,000 square feet.
- Parking: No required parking for ADUs of 500 square feet or less. One additional off-street parking space is required for ADUs above 500 square feet.
- Owner-Occupancy: Not explicit in the ordinance.

**Pinellas County.** Pinellas County's ordinance has an important element that is worth showcasing: ADUs are exempt from density calculations. This is a best practice as it allows more single-family lots to construct lawful ADUs. Further, Pinellas County allows the owner of the property to occupy either the primary unit or ADU. This flexibility in owner-occupancy is essential to a successful ADU Ordinance.

Elements of the Ordinance:

- Type of Use: Accessory
- Zone Districts Allowed: All single-family districts and multi-family residential.
- Density: ADUs are exempt from density calculations.
- Size: Shall not exceed 750 square feet or 50% of the living area of the primary, whichever is less

**Alachua County.** As with Pinellas County, Alachua County does not include the size of an ADU in gross residential density calculations and allows the homeowner to live in either the primary unit or ADU. The Alachua County ordinance is similar to Pinellas' in many respects and is also a model for local governments around the state. A change a county like Alachua could make is to consider zero-lot line configurations when establishing setback requirements. A relaxed setback requirement can encourage healthy ADU development on lots that may be otherwise unable to build a lawful ADU.

Elements of the Ordinance:

- Type of Use: Accessory
- Zone Districts Allowed: Single-family districts and agricultural districts.
- Density: ADUs are exempt from density calculations.

- Size: Maximum of 50% of principal residence or 1,000 square feet, whichever is greater
- Setbacks: Must meet applicable zoning district setback requirements.
- Owner-Occupancy: Owner must occupy either the primary unit or ADU.