

PROPOSED TEXT AMENDMENTS

Land Development Regulations (LDR 25-03)
Accessory Dwelling Units (ADUs)

Initiated by: Board of County Commissioners

Project Coordinator: Amy Offenbach, Planner

Meeting: Board of County Commissioners (BCC)

Date: January 27, 2026



LAND DEVELOPMENT REGULATIONS (LDR)

ARTICLE 3, ZONING DISTRICTS DIVISIONS 1, 2, 3, 4, & 7

The proposed amendments intend to:

- Standardize definitions
- Update permitted uses
- Reorganize development standards



LDR- ARTICLE 3, DIVISION 1

- **Section 3.3, Glossary of terms.**
 - The term, “Accessory Dwelling Units (ADUs)” from the CGMP will replace the term “Guest house”.
 - The new term, “Employee Dwelling Units (EDUs)” will be added and the existing definition for living quarters on non-residential properties will be updated.



LDR- ARTICLE 3, DIVISION 2

- **Section 3.11, Permitted uses.** The permitted use tables will be updated as follows.
 - A “P” will indicate the residential and agriculture zoning districts that permit ADUs, excluding the mobile home districts.
 - The term, “Employee Dwelling Units (EDUs)”, will be added to the use categories and a “P” will indicate the non-residential districts that permit EDUs.



LDR- ARTICLE 3, DIVISION 3 & 4

- **Section 3.51, Accessory dwelling units.** The “Standards for Specific Uses” will include the criteria for ADUs on residential properties and use the existing criteria for EDUs on non-residential properties.
- **Section 3.201.C, Accessory uses by zoning district.** The existing text permitting “Guest houses” will be stricken, and text will be added for the permittance of “Accessory Dwelling Units”.



LDR- ARTICLE 3, DIVISION 7

- **Section 3.403, Terms defined.** 1967 zoning districts:
 - The term, “Accessory Dwelling Units (ADUs)” from the CGMP will replace the term “Guest house”.
 - The term, Employee Dwelling Units (EDUs), will be added.
 - The number of unrelated persons included in the definition of “Family” will be updated from “four” to “five” (for consistency with Sec. 3.3).



LDR- PUBLIC HEARINGS

Land Development Regulation Amendments:

- **December 4, 2025:** Local Planning Agency (LPA)
- **January 27, 2026:** BCC, first consideration
- **Tentative 2026:** BCC, approval



CONCLUSION

**Staff recommends approval of LDR 25-03,
Accessory Dwelling Units, on the basis that:**

- The proposed amendments are consistent with the Comprehensive Plan and Florida State Statutes.
- More restrictive or burdensome requirements are not imposed prior to October 1, 2027, in compliance with State Statutes amended by Senate Bill 180.
- The Affordable Housing Advisory Committee supported the proposed amendments presented on November 12, 2025.
- The Local Planning Agency unanimously recommended approval of the proposed amendments with a vote of 4-0 on December 4, 2025.

