



HOMEOWNER AFFIDAVIT FOR ACCESSORY DWELLING UNIT

Section 138-3210. - Accessory Dwelling Units

- (a) *Purpose* - Accessory dwelling units are intended to provide additional housing that is incidental to a primary use while ensuring that the intended district character is protected. Accessory dwelling units are intended to provide guest housing, security residence, and/or affordable housing options.
- (b) *Applicability* - The provisions of this section shall apply to the establishment of a new accessory dwelling unit and expansion of any existing accessory dwelling unit.
- (c) *Standards*
 - (1) In residential districts, accessory apartments, garage apartments, and guest houses may be permitted as accessory uses to any single-family detached home in all residential districts subject to the applicable district regulations and the following requirements:
 - a. The accessory dwelling unit shall not exceed 750 square feet. Larger accessory dwelling unit area may be approved subject to a Type II review.
 - b. There shall be only one accessory dwelling unit per parcel of ownership.
 - c. Either the primary dwelling or the accessory dwelling shall be owner-occupied.
 - d. All applicable district regulations pertaining to setbacks and lot coverage provisions shall be met.
 - e. Separate metered utility connections for the accessory dwelling unit may be permitted.
 - f. Mobile homes and recreational vehicles shall not be used as accessory dwelling units.
 - g. Must meet the minimum requirements for a dwelling unit in accordance with the Florida Building Code.
 - (2) In nonresidential districts, one accessory dwelling unit for an owner or employee (i.e., a caretaker, night watchman, guard, manager, etc.) may be permitted as an accessory use to an office, commercial or industrial activity, provided that such residential use is limited to one dwelling unit per parcel of land and such a dwelling unit shall not cause the maximum lot coverage to be exceeded, subject to the following requirements:
 - a. The accessory dwelling unit shall not exceed 750 square feet. Larger accessory dwelling unit area may be approved subject to a Type II review.
 - (3) Accessory dwelling units are exempt from district density limitations.

*** Homeowner must acknowledge and adhere to these specific use standards for permitting an accessory dwelling unit in a single family district. A homeowner could be subject to code enforcement action if found in violation of these standards.**

Owners Signature

Print Name

Permit Number

Date

State of Florida county of _____.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

Notary Stamp

Notary Signature

Print Name

Personally known

Produced identification

Type of identification produced _____