



City of Sarasota Guide to Accessory Dwelling Units

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

An ADU is a complete independent living facility, located on the same zoning lot as a detached single-family or attached single-family dwelling. ADUs can also be known as: Granny Flats, In-Law Suites, or Backyard Cottages.



ATTACHED



DETACHED



ABOVE GARAGE



INTERIOR

(For Illustrative Purposes Only)

ACCESSORY DWELLING UNIT REQUIREMENTS:

- ▶ The maximum size for an ADU is 650 square feet.
- ▶ The maximum height is 24 feet in residential zone districts and 2 stories in the Downtown Neighborhood zone district.
- ▶ No ADUs are permitted within the boundaries of the Coastal Islands Overlay District (The Barrier Islands).
- ▶ General design standards ensure that ADUs are compatible with the desired character and livability of the neighborhood in which it is located.
- ▶ There are two additional requirements for ADUs located in Residential Single Family (RSF) zone districts:
 - ▶ The owner agrees to reside in either the principal dwelling unit or the ADU.
 - ▶ The applicant for a new building permit shall provide the city with an affidavit stating the ADU will be rented at an affordable rate to person(s) with a household income at or below 120 percent Area Median Income (AMI).

Benefits of Accessory Dwelling Units

- ✓ *Creates new housing units while respecting the look and scale of single-family neighborhoods*
- ✓ *Creates a broader range of affordable housing*
- ✓ *Encourages infill development*
- ✓ *Provides a mix of housing that responds to changing family needs*
- ✓ *Provides income to homeowners*

PARKING REQUIREMENTS

One additional parking space is required for the accessory dwelling unit when either:

- ▶ none of the abutting streets allow on-street parking
- ▶ the accessory dwelling unit is created at the same time as the single family detached or attached single family dwelling



No ADU parking is required in the Downtown Neighborhood zone district.

Frequently Asked Questions:

Where are ADUs allowed?

All residential and downtown zone districts (except in the boundaries of the Coastal Islands Overlay District / Barrier Islands).

What is the process to build an ADU?

Submit a building permit application with the Development Services Department (Scan QR Code at right or visit: <https://ftgportal.sarasotafl.gov/Permits/Home.aspx?microapp=c>)



What needs to be submitted to permit an ADU?

- ▶ A building permit application
- ▶ A site plan and construction plans
- ▶ A copy of the recorded affidavit (when required)

Where can I find more information?

In Sarasota's Zoning Code, Section VII-602



City of Sarasota
**Development Services
Department**

(941) 263-6432
CityZoning@SarasotaFL.gov

Published: 4/25/2022