



WELCOME

**Accessory Dwelling Units
2024 Community Meetings**



Granny flat

Backyard cottage

Laneway house

Accessory Dwelling Units

Carriage house

Garage apartment



Definitions

Accessory Dwelling Unit(s) (ADU/ADUs): Independent units contained within, attached to, or detached from a single-family dwelling on the same zoning lot.

(definition per Section 27-43 of City of Tampa code)



Comprehensive Plan

LU Policy 9.5.6: In order to create attractive and affordable rental living opportunities and to provide greater flexibility for homeowners, ***accessory dwelling units*** shall be permitted in FLU categories that allow residential development, subject to regulations designed to limit impacts and protect neighborhood character.

(from City of Tampa Comprehensive Plan)



Timeline - ADUs

- **Spring 2022** - Preliminary survey to gather input
- **Summer 2022** - Council moved forward two separate neighborhood-initiated proposals to expand ADUs
- **Fall 2022** – Status Report on citywide changes presented to Council with preliminary recommendations
- **Winter 2022** – Council paused city-initiated changes to conduct more outreach
- **Spring 2023** - Outreach meetings for Davis Islands & Hyde Park
- **Summer 2023** – Engagement survey
- **2024** – Neighborhood-initiated expansion areas adopted

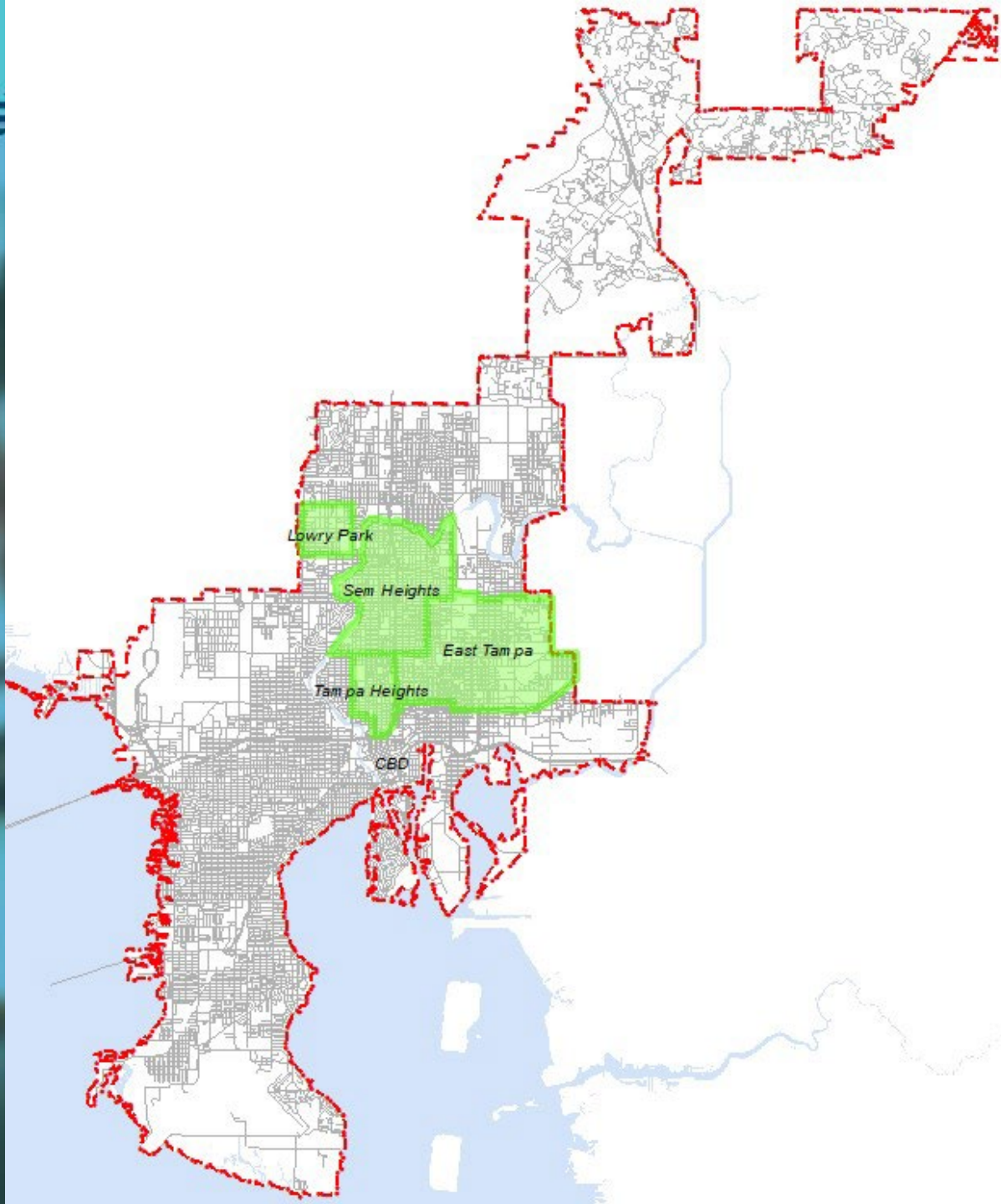
Accessory Dwelling Units

Special Use-1

- Permitted with conditions
- Limited geographic areas

 Existing Allowable Areas:

- Lowry Park Central
- Seminole Heights
- East Tampa
- Tampa Heights





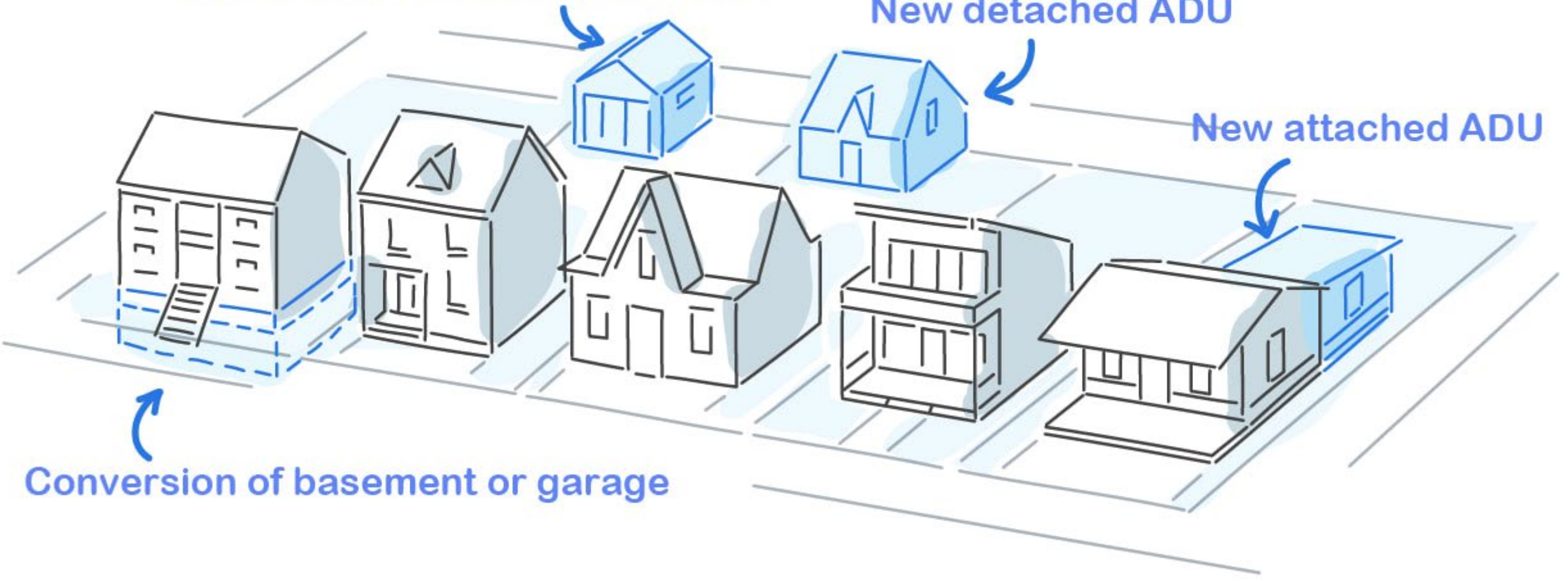
Types of ADUs

Conversion of existing structure

New detached ADU

New attached ADU

Conversion of basement or garage

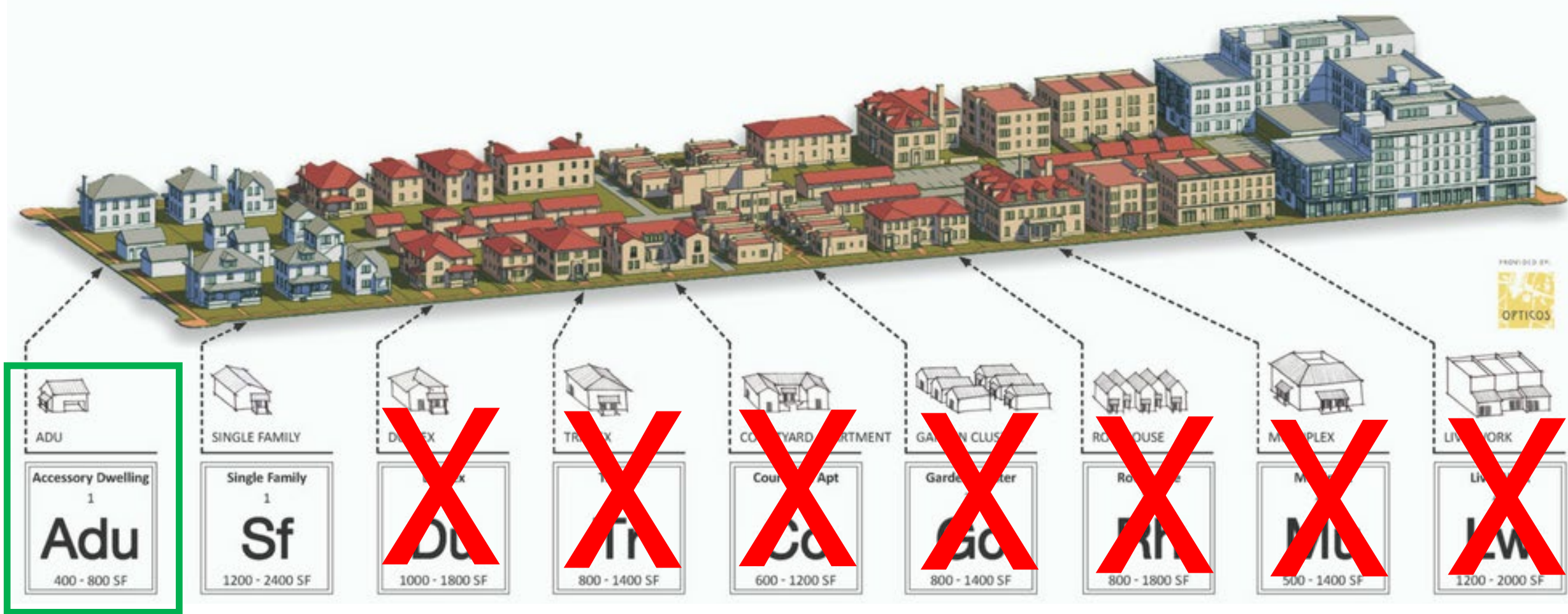






ADUs in Tampa

Housing typologies in a healthy city:



Most of these housing types can't be built in the vast majority of the city, though there are some existing that predate zoning. We are discussing just ADUs.









2302

206

E. Frances Ave

205

E. Frances Ave



2008

212

210



208

200

E. Park Ave

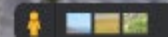
Metropolitan Ministries
Visitor Parking

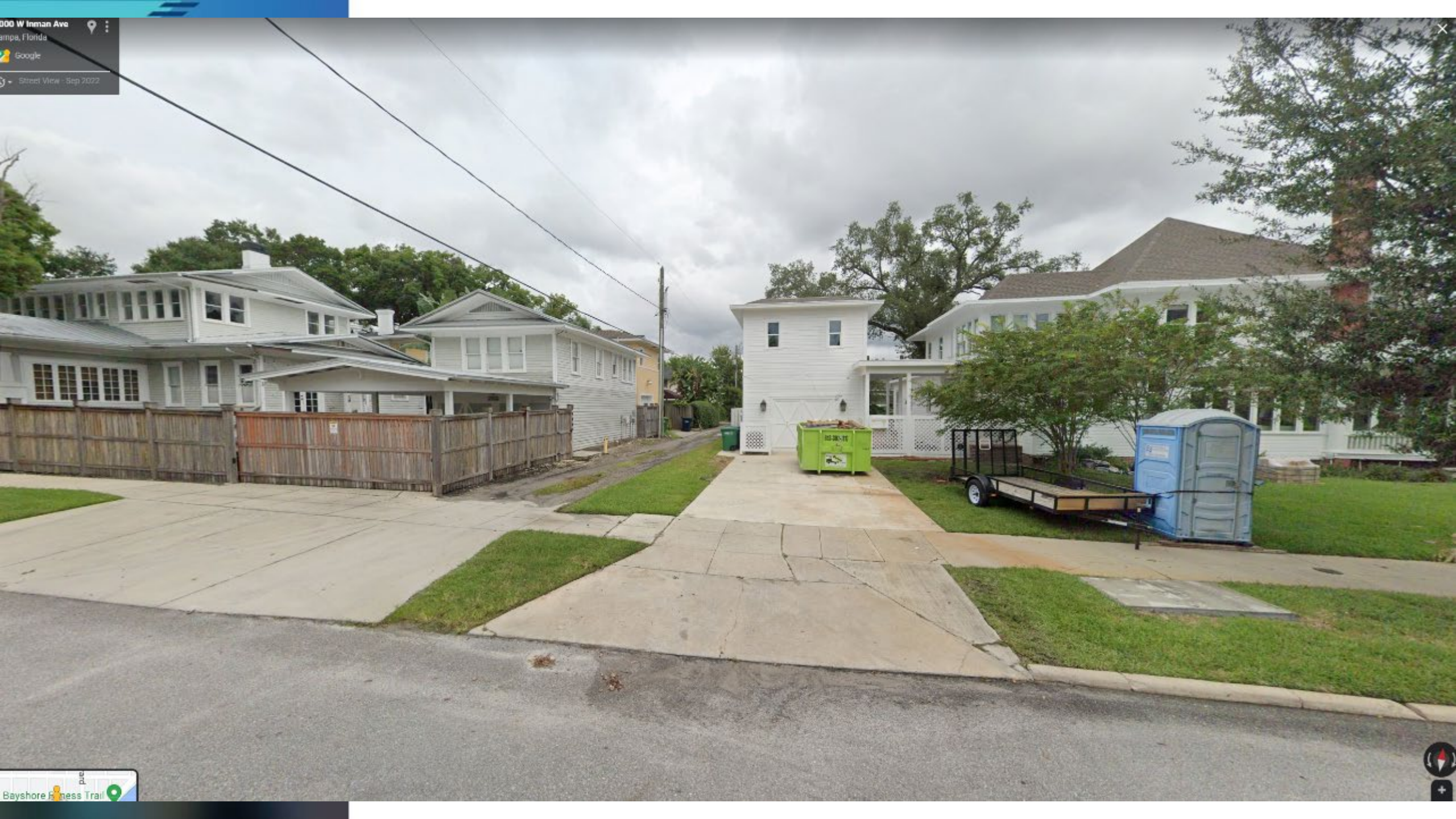
E. Park Ave

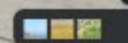
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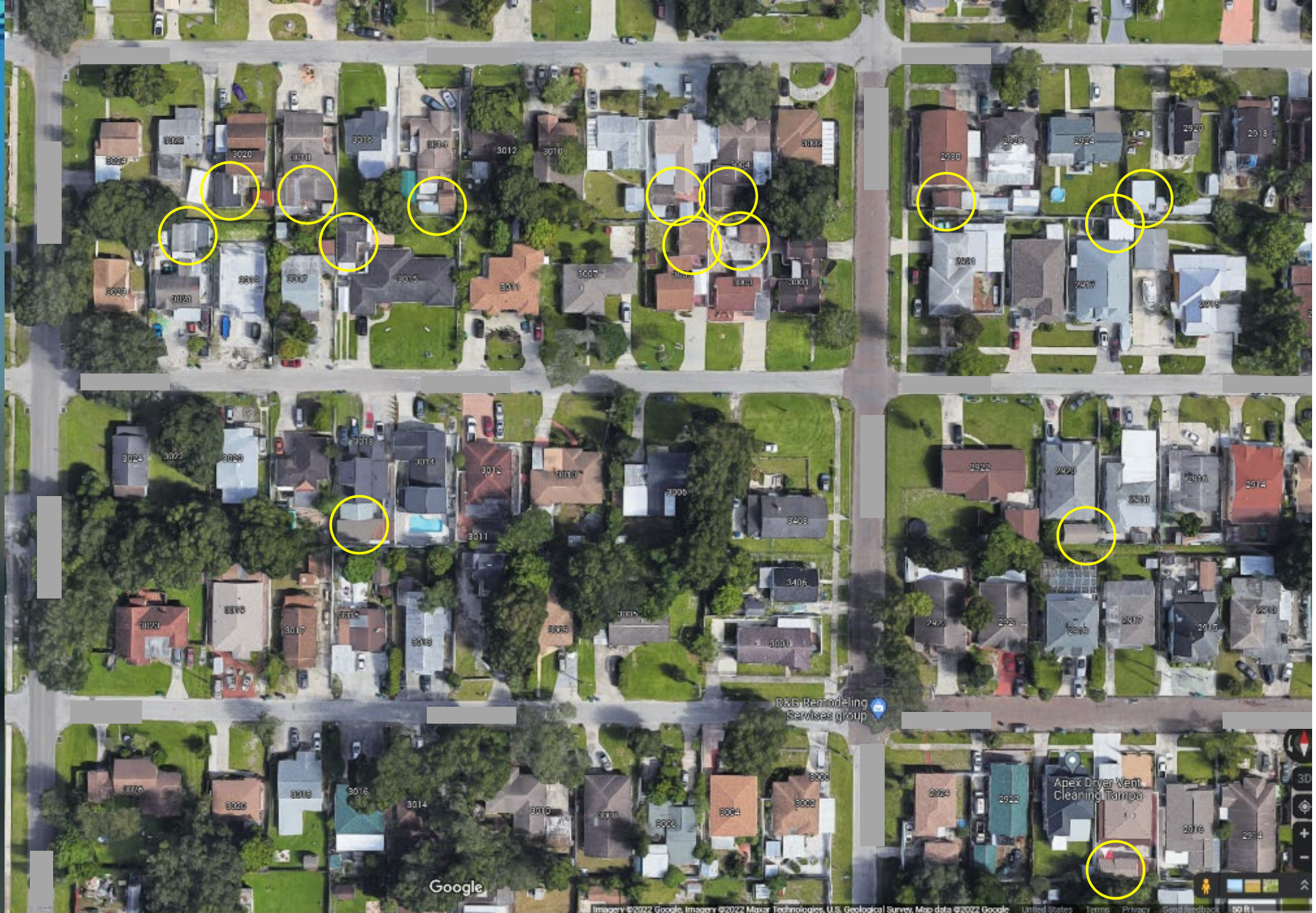
685

Google









D&B Remodeling Services group

Apex Dryer Vent Cleaning Tampa

Google

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Benefits



Gives owners **Flexibility** and
adaptability

Freedom

Affordable housing

Supplemental income

+ city property tax revenue



VS



Studies indicate that without regulation or subsidy, 15-20% of ADUs are occupied for rents that are below market and many are rent free.

ADUs allow for life transitions

LIVE
RENT



DESIGNED BY: PASTE IN PLACE

Economics of Housing Affordability





**Who is
interested?**

Which zip codes are ready to have a conversation about ADUs?

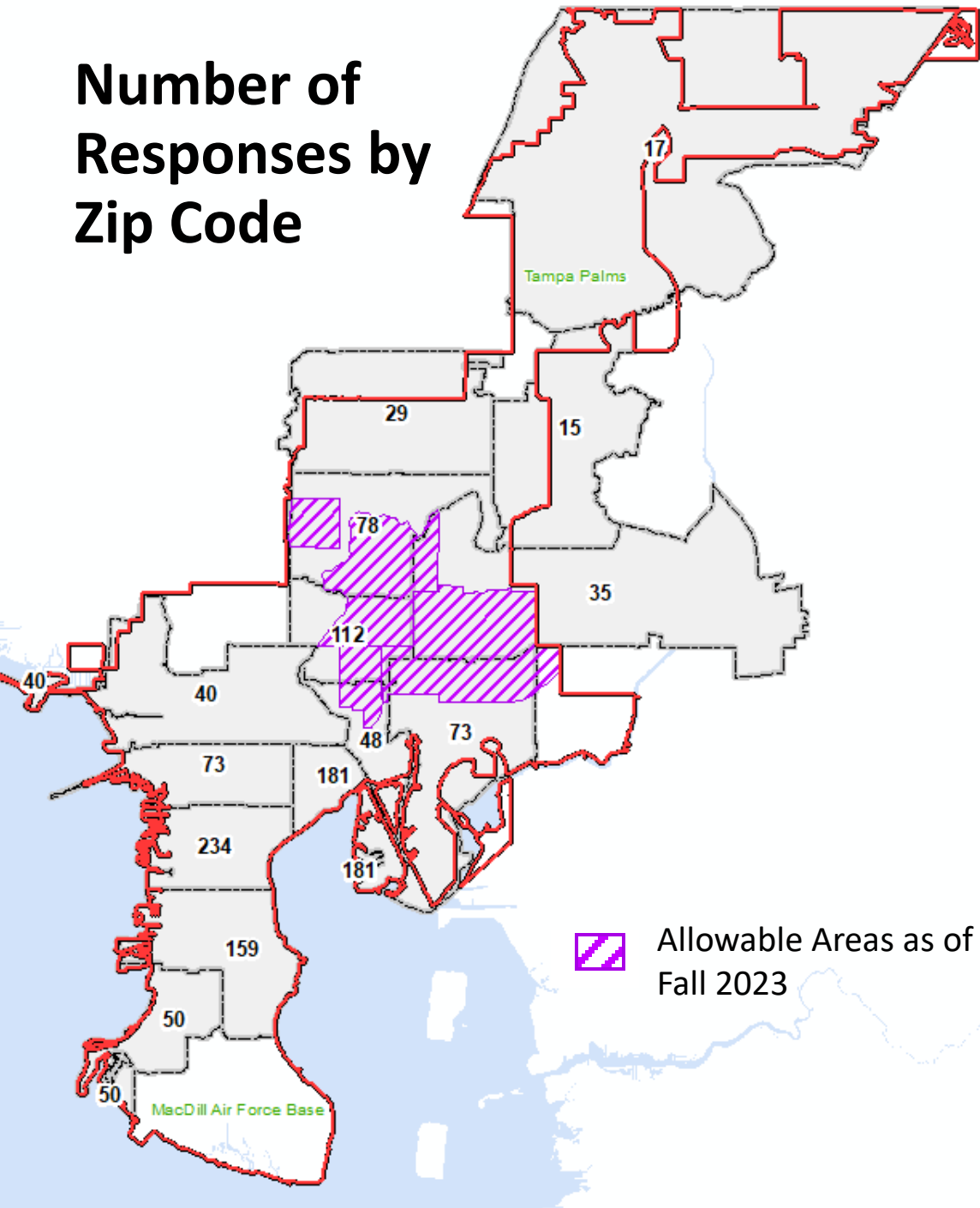
2023 Citywide Poll: July 3-August 31

- Nextdoor—**1,200 unique subscribers** citywide
- Tampa Weekly* eNewsletter—distributed twice to approximately **21,000 subscribers** each time
- Tampa CARES Monthly eNewsletter—delivered to approximately **800 recipients**

Two questions:

1. Would you support allowing ADUs in your neighborhood?
 - Support
 - Do not support
 - No opinion
2. What is your zip code?
 - Open answer

Number of Responses by Zip Code





Which zip codes are ready to have a conversation about ADUs?

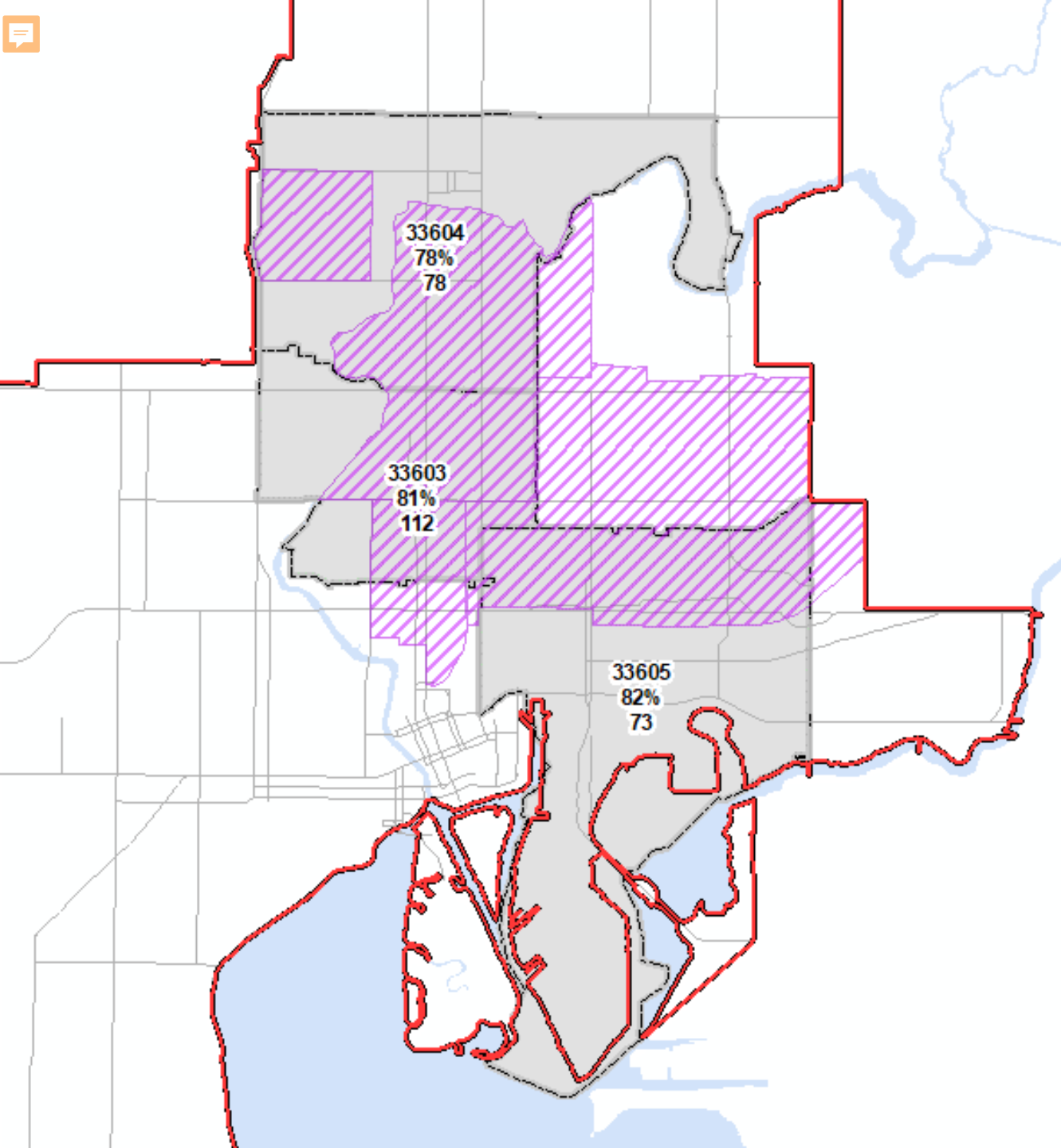
- 1,220 total responses citywide
- Highest **response** zip 33629, 33606
- Lowest **response** zip 33617, 33647
- Highest **support** zip 33617, 33605
- Lowest **support** zip 33629, 33616
- Overall, 62% of respondents were supportive of ADUs

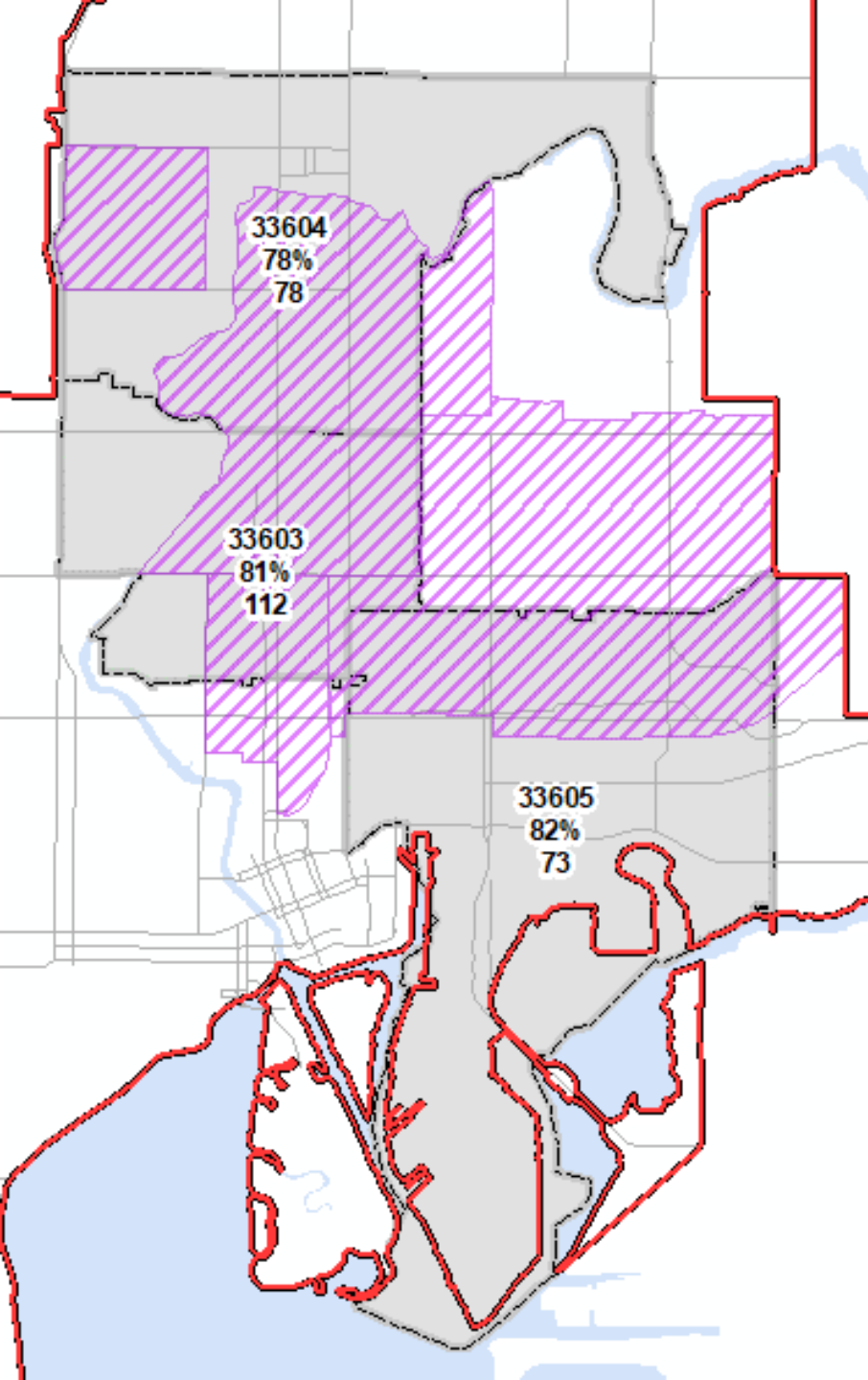


Which zip codes are ready to have a conversation about ADUs?

Zip Codes with 70 or More Responses, and 70% Support

-  ADU Allowable Areas as of Fall 2023
-  High Response, High Support Areas





Recommendation

1. Monitor and collect feedback in recently approved expansion areas.

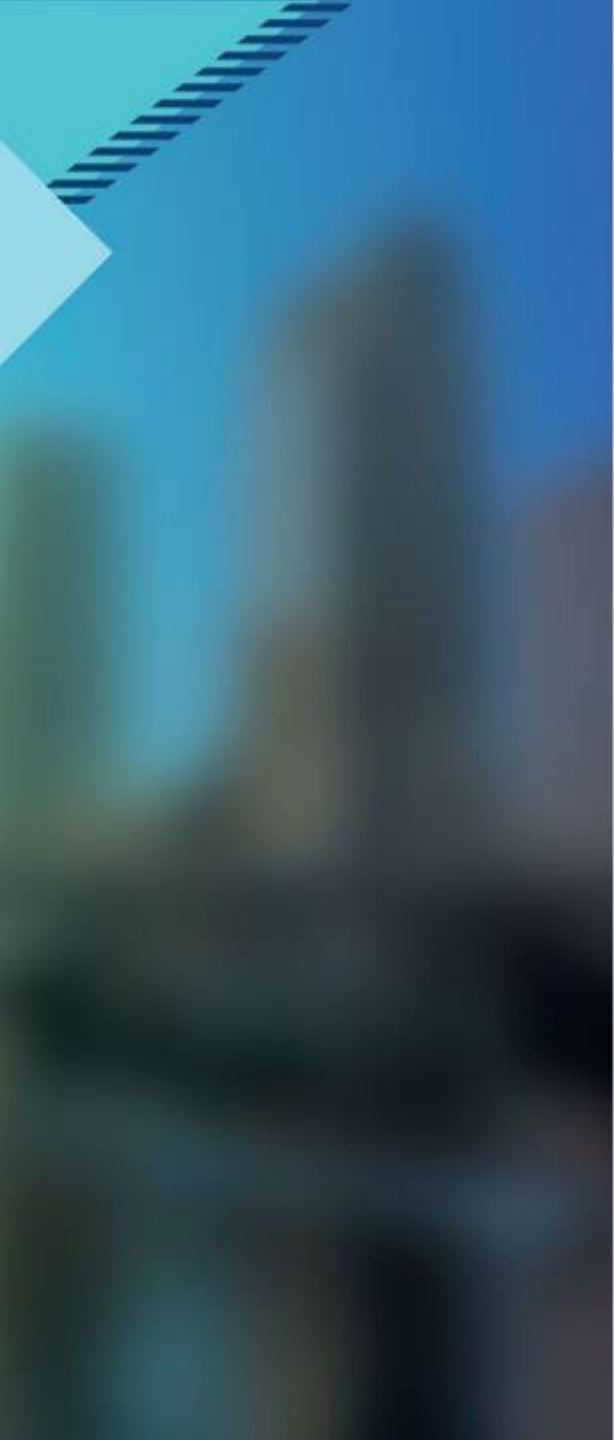
2. Begin community engagement in areas with interest and support in the topic.

- Educate & inform
- Questions & Concerns

Proposed Areas for Outreach:

- **Wellswood**
- Riverbend
- Ybor Heights
- Riverside Heights
- Armenia Gardens Estates
- Lowry Park North
- Sulphur Springs
- Fern Cliff
- Rowlett Park
- Temple Crest
- Palmetto Beach
- Historic Ybor
- College Hill
- V.M. Ybor
- East Ybor

- Gary
- Highland Pines
- Ridgewood Park



Current Regulations

Existing Local Regulations: Definitions

“Man Cave”, “She Shed”, “Bonus room” can have:

- Sleeping
- Bathroom



ALLOWED BY RIGHT, CITYWIDE

Existing Local Regulations: Definitions

Accessory Dwelling Unit:

- Sleeping
- Bathroom
- **Cooking**

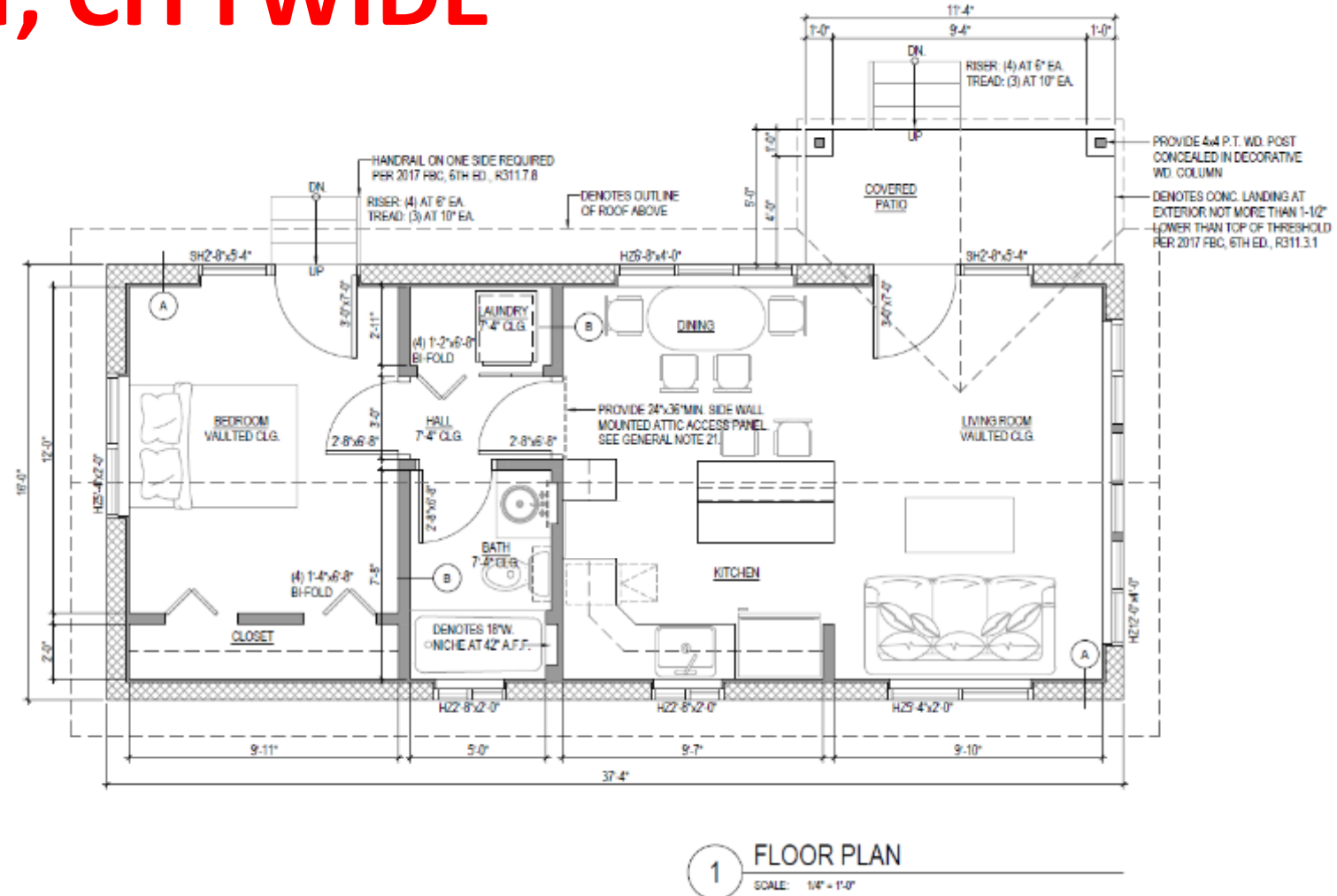
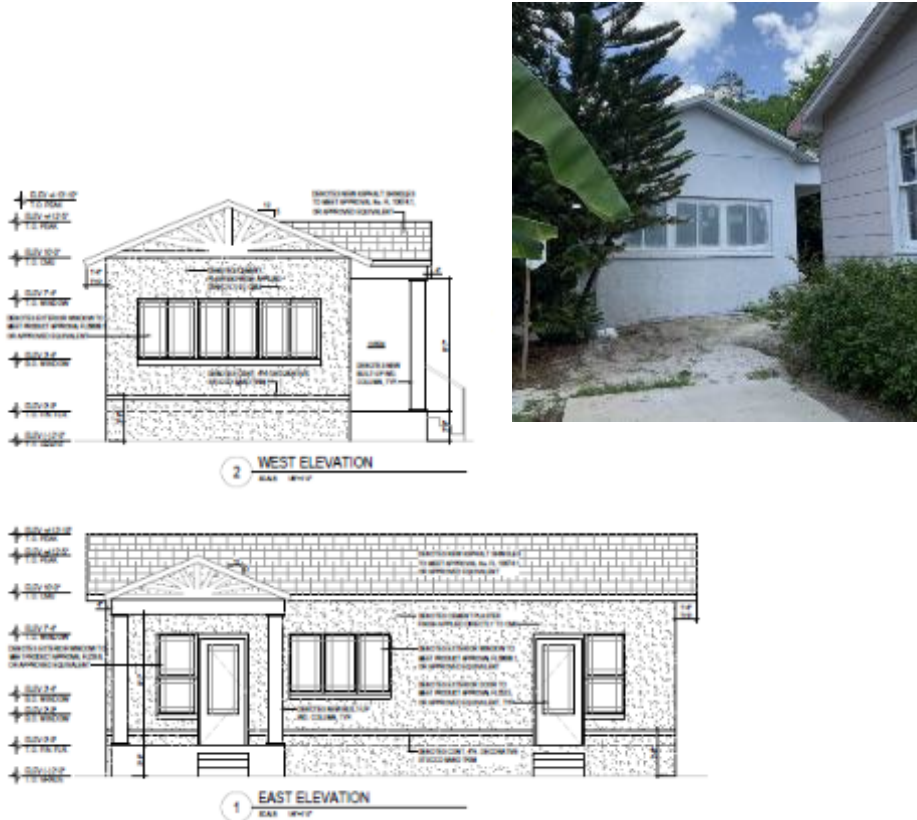


**NOT ALLOWED CITYWIDE,
REQUIRES SU-1 PERMIT**



Local examples

ALLOWED BY RIGHT, CITYWIDE



ALLOWED BY RIGHT, CITYWIDE



Special Use Criteria (27-132)

Accessory Dwelling Unit

Accessory dwelling unit. The following specific standards shall be used in deciding an application for approval of this use:

- a. An accessory dwelling unit shall be limited to a maximum of nine hundred fifty **(950) square feet** of living space.
- b. An accessory dwelling unit may only be approved when the main residence is **owner occupied**.
- c. An accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it **may not be located in a nonconforming accessory structure** or structure made conforming as a result of a variance.
- d. At no time may the **number of occupant(s)** of an accessory dwelling unit exceed two (2).
- e. The special use permit shall be **review annually** by staff and if any conditions change, a new special use permit and public hearing will be required.

Current Dimensional Criteria

Height & Setbacks in Residential Zoning Districts:

Accessory Structures may qualify for limited setback relief. Accessory structures below a certain height and square footage may use accessory structure setbacks.

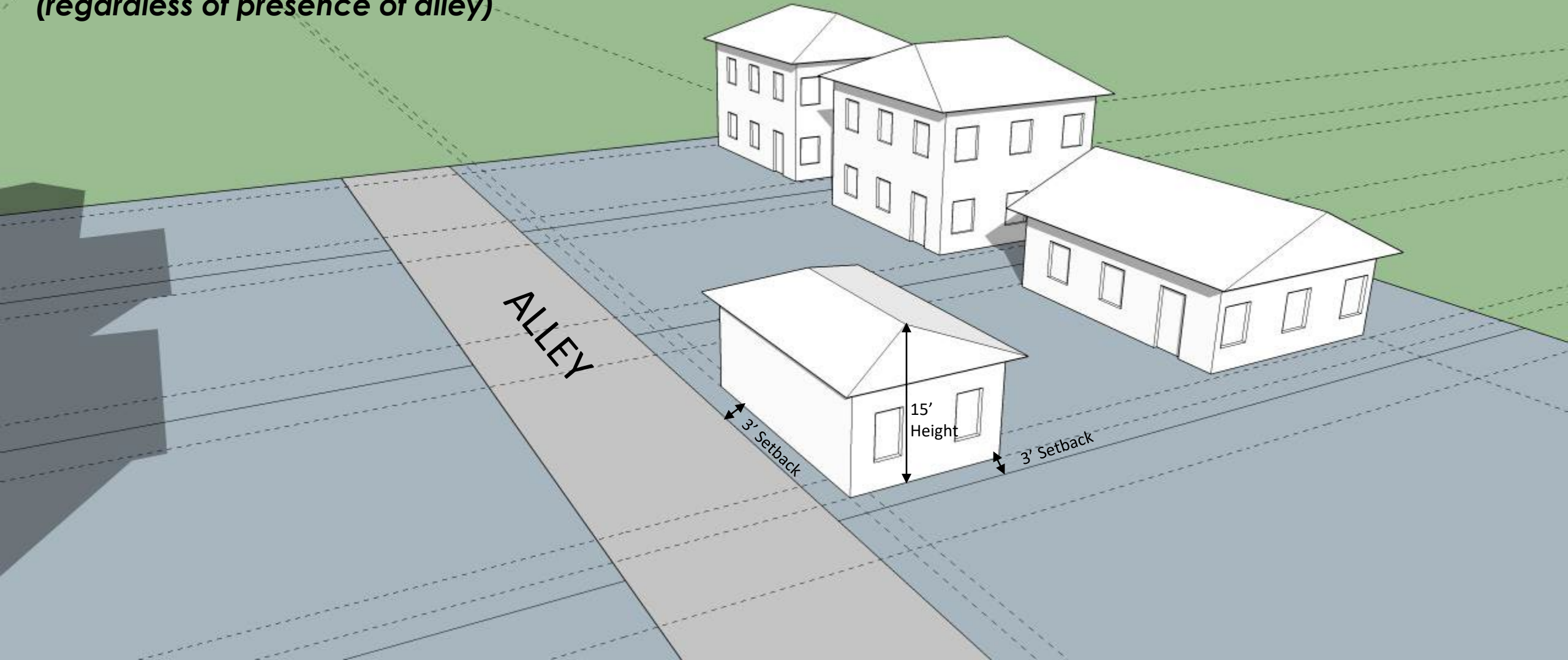
	Side setback	Rear setback	Height	Max size (floor area)
Principal Structure	7' in most zoning districts	20'	See zoning (35' in most cases)	None
Accessory Structure	3'	3'	15 feet (one story)	15% of the min. size of the zoning lot (750-1,000 sf on most lots)

ADUs

Current Special Use Criteria & Other Requirements

Conditions	Lowry Park Central (General Code)	Seminole Heights	East Tampa	Tampa Heights
ADU Max size	950			
Separate meters	Yes			
Nonconforming structures	Not allowed			
Max Occupancy	2			2 unrelated
Ownership	Owner must reside in main residence			
Accessory Structure Height (max)	15 ft	If no greater than 750 sf, 22.5 ft (SH-RS)	Up to 35 ft but cannot exceed height of principal structure.	Up to 35 ft if no greater than 1,100 SF
Accessory Structure Setbacks (Side/Rear)	750 sf or less: 3 ft (for RS-50 or SH-RS) >750 sf: 7ft side and 20 ft rear		750 sf or less: 3 ft (for RS-50) >750 sf: 5 ft side and 15 ft rear	1,100 sf or less: 3 ft >1,100 SF: 7 ft side and 20 ft rear

**Current Accessory Structure Setbacks: 3 feet
(regardless of presence of alley)**





Final points

Public perception & opinions

Nearly 80% of Tampa residents support at least one "modest densification" measure in the city — like allowing mother-in-law flats and backyard cottages, or adding duplexes and triplexes in residential neighborhoods. (Zillow)

Buy Rent Sell Home Loans Agent finder  Manage f
Zillow Research Data Visuals Buyers/Sellers Renters Policy/Politics Fair Housing Presentations Market Report



Across 26 Metro Areas, Residents Largely Support Allowing Missing Middle Homes in Residential Neighborhoods

By Manny Garcia on Apr. 11, 2022

INDUSTRY NEWS

FHA Greenlights Inclusion Of ADU Rental Income For Mortgage Financing

Christine Stuart OCT 16, 2023



HUD's new policy targets affordable housing crisis, amplifying homeownership opportunities in dense urban areas.

The Federal Housing Administration (FHA) under the U.S. Department of Housing and Urban Development (HUD) has unveiled a groundbreaking policy to bolster housing affordability and increase homeownership opportunities. According to the press release, lenders can now include rental income from Accessory Dwelling Units (ADUs) when

Bank's will likely create new loan products to finance the construction of ADUs

Important Notes

- Lot still needs to comply with 50% impervious surface maximum
- Has to meet all building code requirements (including floodplain regulations)
- Parking requirements still apply for main house
- Full building envelope buildout for house and ADU is unlikely due to above requirements.
- Max building heights and ADU square footages also limit the maximum building envelope

Waterfront Lots

Current code Sec 27-286:

- A 25' water setback is required for all canals, rivers, bays, and wetlands.
- If there is a permitted seawall, a 0' setback is possible for pools, decks, etc. HOWEVER, buildings still need to conform with building setbacks.
- A Hillsborough County Environmental Protection Commission (EPC) determination is required to determine mean high water line from which the setback is measured.



There is nothing permanent
except **change**.

-Heraclitus (c. 535 BCE-c. 475 BCE) Greek philosopher.

When you're finished
changing, you're finished.

*-Benjamin Franklin (1706-1790)
American statesman, scientist and philosopher.*

By nature man hates **change**;
seldom will he quit his old
home till it has actually fallen
around his ears.

*-Thomas Carlyle (1795-1881) British historian
and essayist.*

We must all obey the
great law of **change**.
It is the most powerful
law of nature.

*-Edmund Burke (1729-1797)
British political writer*

Change is inevitable.
Change is constant.

*-Benjamin Disraeli (1804-1881) British
politician and author.*

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For more information and FAQs,
please visit:

<https://www.tampa.gov/city-planning/accessory-dwelling-units>

Thank you!