



# WELCOME

**Accessory Dwelling Units  
2024 Community Meetings**



# Why are we here?

As part of the City's mission to **support neighborhoods** and our ongoing initiative to focus on increasing access to **affordable housing solutions**, the City Planning Department is conducting outreach in specific areas that have a demonstrated interest in ADUs.

The purpose of this presentation is to **provide resources, gather feedback and educate** you on your rights as a property owner / resident.



# What is an ADU?

***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)*

# Other Definitions

***Extended Family Residence:*** Within a single family residence, a living area designed to provide independence and privacy by allowing a separate bedroom, bathroom, dining area, and kitchen for an extended family member.

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



# Other Definitions

***Structure, principal:*** A structure or, where the context so indicates, a group of structures in or on which is conducted the principal use of the lot on which such structure is located.

***Structure, accessory:*** A subordinate structure detached from, but located on the same lot as the principal structure, the use of which is incidental and accessory to that of the principal structure.

Note: Accessory structures below a certain size may be placed closer to the property line than a principal structure.

*(definitions per Section 27-43 of City of Tampa code)*



# Why ADU's?

**AARP**

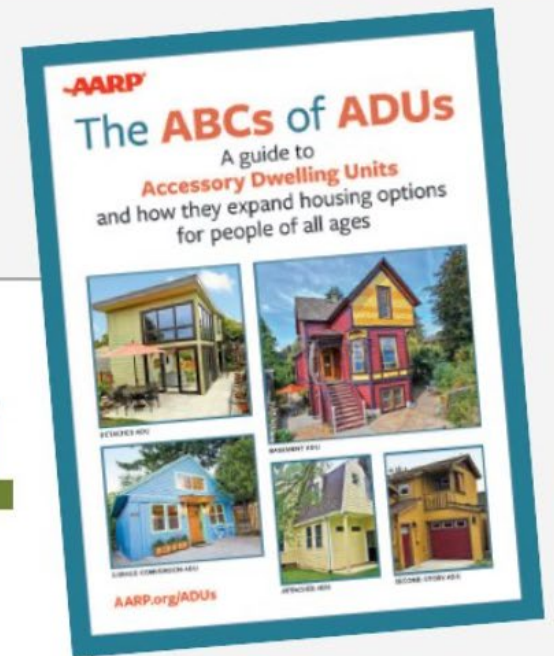
AARP Livable Communities | [AARP.org/Livable](https://www.aarp.org/Livable)

## The ABCs of ADUs

A guide to Accessory Dwelling Units and how they expand housing options for people of all ages



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



Find this publication and more:

**[AARP.org/ADUs](https://www.aarp.org/ADUs)**

# Economics of Housing Affordability





## 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





# Comprehensive Plan

(The adopted “Master Plan” for the City)

**Land Use 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 Future Land Use categories that allow residential development, **subject to regulations designed to limit impacts and protect neighborhood character.**

*(from City of Tampa Comprehensive Plan)*

# NOT an Accessory Dwelling Unit:



# Existing Local Regulations: Definitions

Not an Accessory Dwelling Unit:

- Sleeping
- Bathroom



# Existing Local Regulations: Definitions

Accessory Dwelling Unit:

- Sleeping
- Bathroom
- **Cooking**



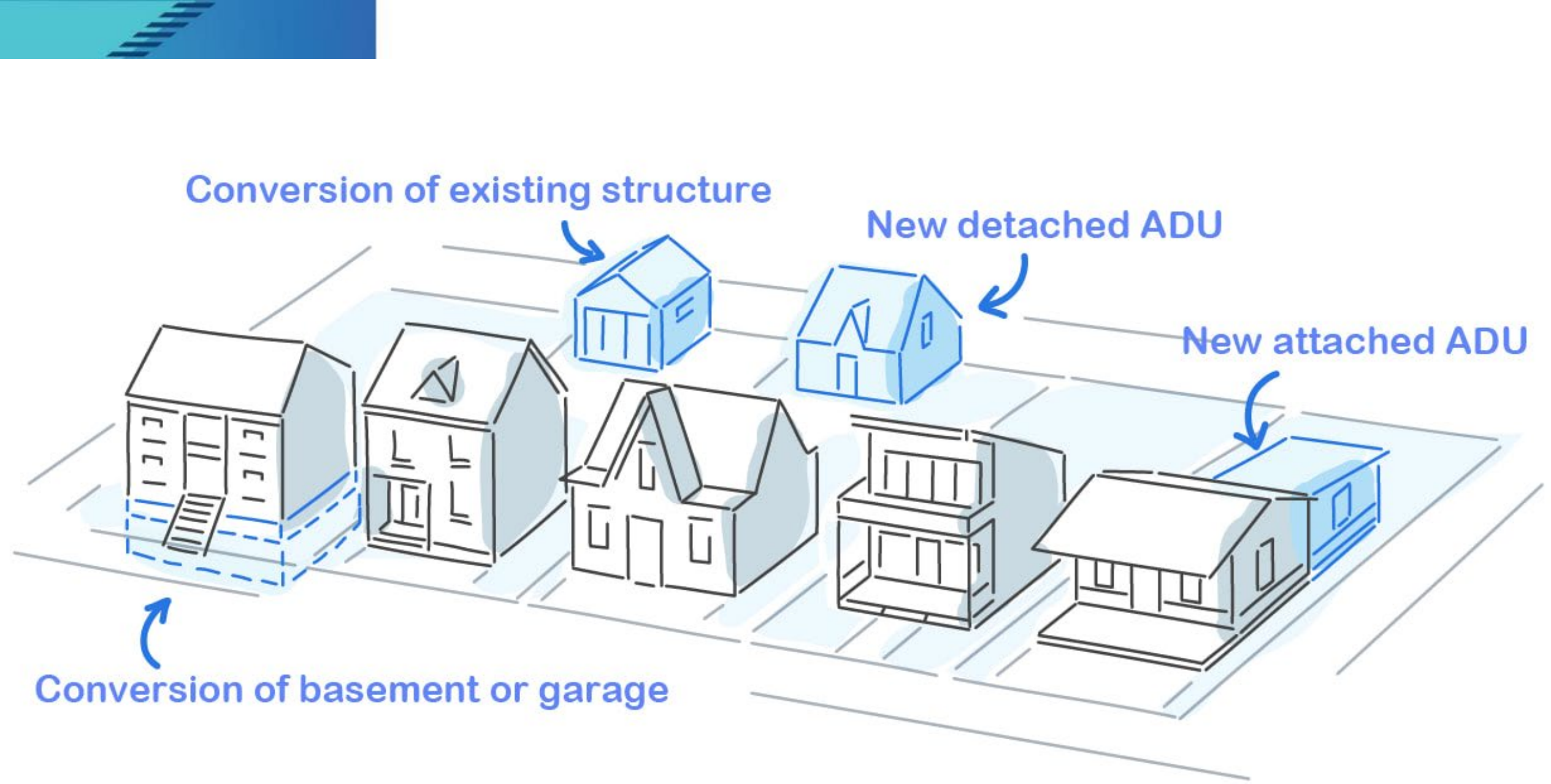


Conversion of existing structure

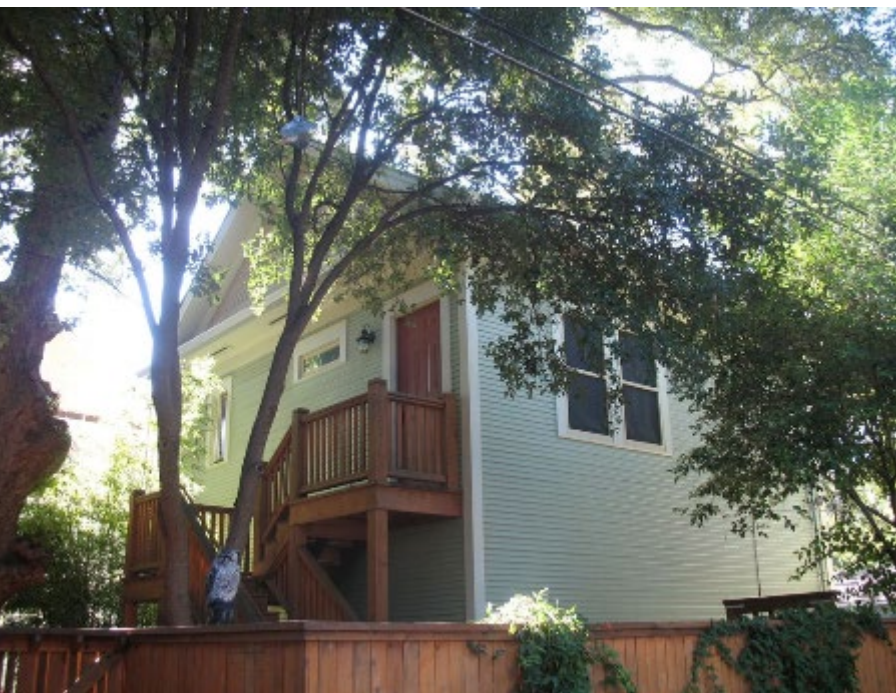
New detached ADU

New attached ADU

Conversion of basement or garage











# **Current Accessory Dwelling Unit Regulations**

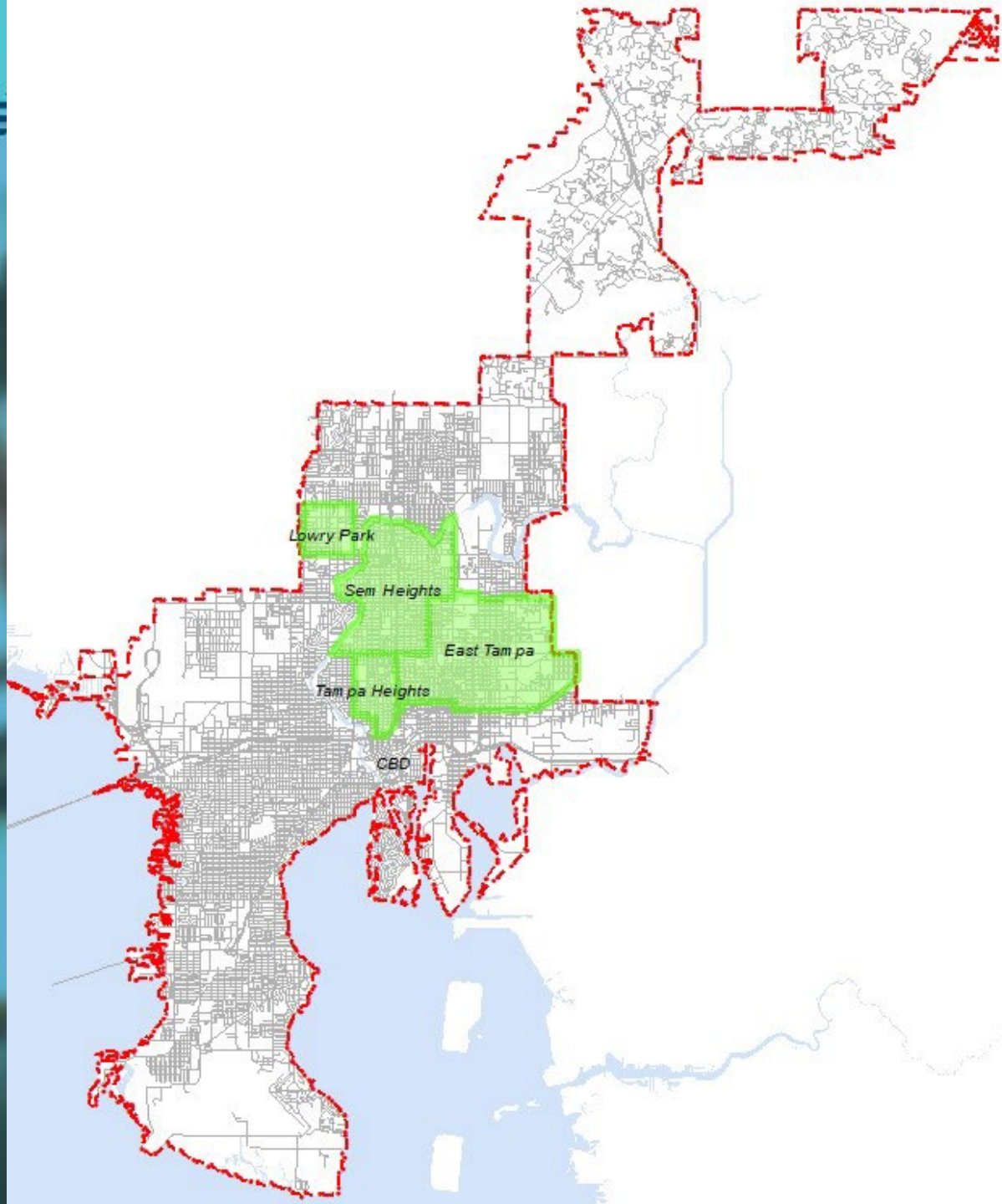
# Accessory Dwelling Units

## Special Use-1 Permit:

- Permitted with conditions
- Limited geographic areas

### Eligible Areas:

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





# Special Use Permit

***Special use:*** A use which would not be appropriate generally or without special study throughout the zoning district but which, if controlled as to number, size, location or relation to the neighborhood, would promote the public health, safety and general welfare (see Article II, Division 5).

***\*A special use permit is an additional permit, in addition to a building permit.***

# Special Use Permit

## DIVISION 5. - SPECIAL USE PERMITS PROCEDURES

### Sec. 27-126. - Intent.

(a) Special use permit procedures and requirements as set out in this article are intended to apply in relation to use, occupancy, location, construction, design, character, scale, manner of operation, or the necessity for making complex or unusual determinations, and **to ensure consideration of the particular circumstances of each case and the establishment of such conditions and safeguards as are reasonably necessary for protection of the public interest generally and of adjacent properties, the neighborhood and the city as a whole.**

## 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.

# Special Use Criteria (27-132)

## Extended Family Residences (EFRs)

Extended family residence. The specific standards shall be amended as follows:

- a. An extended family residence shall be limited to a **maximum of six hundred (600)** square feet.
- b. An extended family residence may only be approved when the **main residence is owner occupied**.
- c. An extended family residence 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. The extended family residence shall not be separately metered for electricity or water.
- d. The **occupant(s)** of an extended family residence will be limited to **family members related** by marriage, blood, adoption, or legal guardianship.
- e. The intention of this use is to meet a temporary need. At no time may the number of occupants of an extended family residence exceed two (2).
- f. The **occupant(s) of the extended family residence may not pay rent** for the use of the residence or property.
- g. The owner(s) of the single-family dwelling must certify his/her understanding that an extended family residence is limited by the conditions presented in the S-1 Application, including: number of occupants, who the occupant(s) will be, the relation of the occupant(s) to the main resident(s), and location and size of the extended family residence. This certification shall be attached to the approval letter as an exhibit.
- h. The special use permit shall be reviewed annually by staff and if any conditions or occupants change, a new special use permit will be required.



# ADU Parking Requirement

▼ DIVISION 3. - ACCESS, PARKING AND LOADING

Sec. 27-283. - Intent.

Sec. 27-283.1. - Access.

**Sec. 27-283.2. - Off-street parking required.**

Sec. 27-283.3. - Compliance with regulations.

Sec. 27-283.4. - Joint use of facilities.

Sec. 27-283.5. - Visibility at intersections.

Sec. 27-283.6. - Methods of providing required parking and loading.

Sec. 27-283.7. - Number of off-street parking spaces.

Sec. 27-283.8. - Determination for unlisted uses.

Sec. 27-283.9. - Calculation of parking requirements related to number of seats.

Sec. 27-283.10. - Administrative variance of required parking spaces.

Sec. 27-283.11. - Vehicle parking.

Sec. 27-283.12. - Off-street parking

e.	Public cultural facility	2.0	1,000 sq. ft. GFA
f.	Public service facility	1.0	employee
g.	Public use facility	3.3	1,000 sq. ft. GFA
h.	Temporary special events	0.25	Participant/attendee (including event workers/volunteers) <sup>2</sup>
i.	Community garden, private <sup>1</sup>	1	10 individual garden plots/beds
(7)	Residential uses:		
a.	Bed and breakfast	1.25	lodging unit
b.	Congregate living facility (all except large group care facility)	2.0	dwelling unit
c.	Fraternity, sorority	3.0	1,000 sq. ft. GFA
d.	Hotels, motels and roominghouses	1.0 plus 0.5	room employee
e.	Larger group care facility	1.0	employee on largest shift
		0.17	tenant
f.	Multiple-family dwelling	1.0	efficiency
		1.5	1—2 bedrooms
		2.0	3 or more bedrooms
g.	Professional residential facility:		
	1. Recovery home	1.0	employee on largest shift
	2. Residential treatment facility	1.0	employee on largest shift
		plus 1.0	each vehicle operated by the facility
	3. Life care treatment facility	1.0	employee on largest shift
		plus 0.17	tenant
h.	Single- or two-family dwelling and private pleasure craft used as a residence (house boat)	2.0	dwelling unit
i.	Visitor parking (for single-family attached, multi-family townhouse-style, and multi-family)	0.25	spaces/unit
j.	Senior housing (project for persons fifty-five (55) years or older that qualifies for HUD assistance)	1	space/unit

*Extended Family Residences don't have a parking requirement*

# ADUs

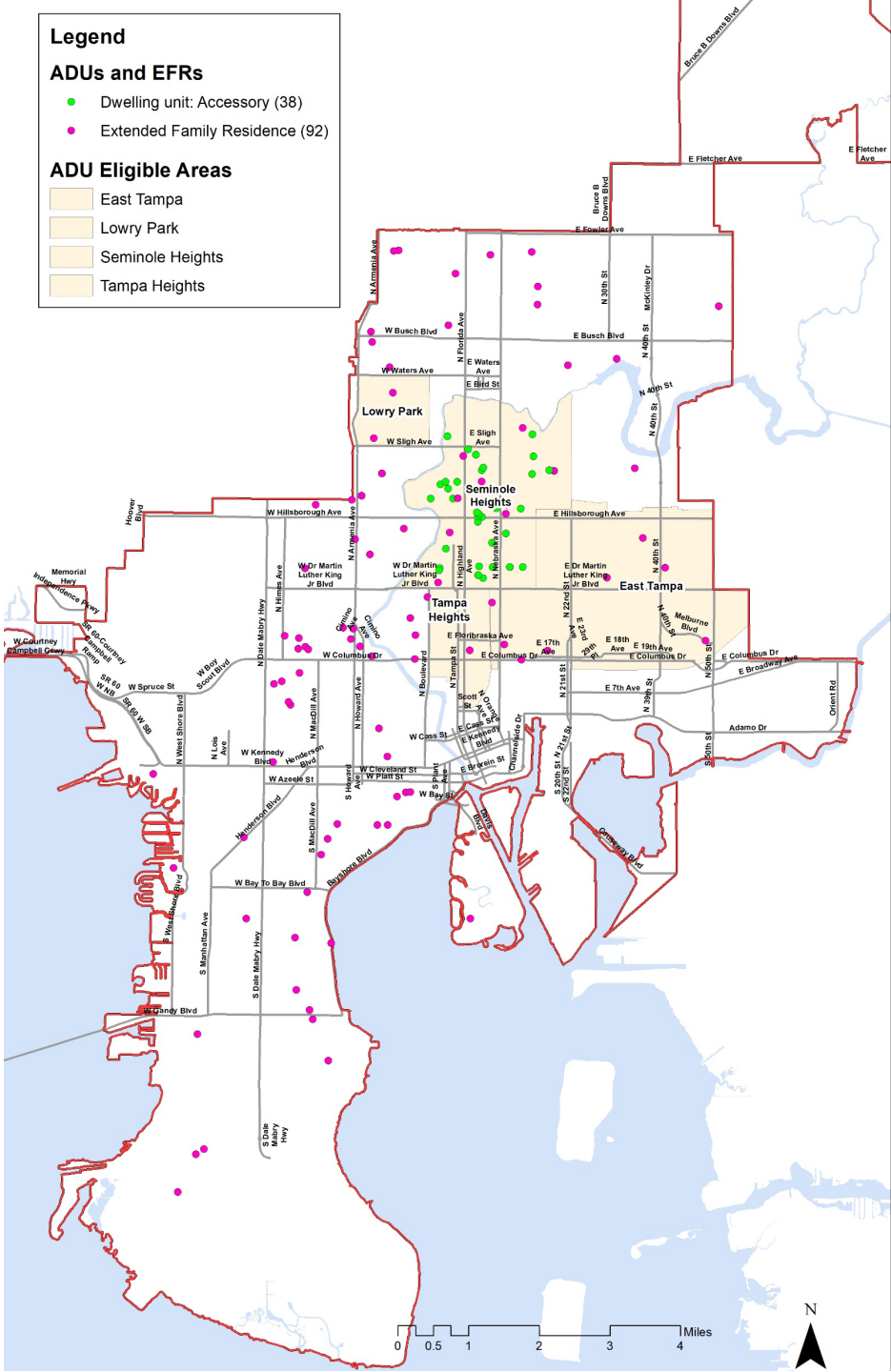
## Current Special Use Criteria & Other Requirements

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 <b>cannot exceed height of principal structure.</b>	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: <b>5 ft side and 15 ft rear</b>	<b>1,100 sf or less: 3 ft</b> <b>&gt;1,100 SF: 7 ft side and 20 ft rear</b>

# ADU Regulations

Conditions	General Code
ADU Max size	950
Separate meters	Yes
Nonconforming structures	Not allowed
Max Occupancy*	2
Ownership	Owner must reside in main residence
Building Height (max)* RS-50 or RS-60 zoning only	If entire structure is 750 sf or less, maximum height is 15'. If entire structure is greater than 750 sf, maximum height is 35'.
Building Setbacks (Side/Rear)* RS-50 or RS-60 zoning only	If entire structure is 750 sf or less, setback is 3 ft. If entire structure is greater than 750 sf: side setback is 7ft side and rear is 20 ft.

\*ADU occupancy requirement and height/setback varies by area of the City.  
This is a summary and not an official zoning interpretation of the City of Tampa.



- Legend**
- ADUs and EFRs**
- Dwelling unit: Accessory (38)
  - Extended Family Residence (92)
- ADU Eligible Areas**
- East Tampa
  - Lowry Park
  - Seminole Heights
  - Tampa Heights

Year	# of EFRs ●	# of ADUs ●
2014	1	2
2015	9	5
2016	4	2
2017	4	2
2018	5	4
2019	6	4
2020	12	4
2021	7	6
2022	13	4
2023	10	6

*Note: Extended Family residences are allowed city-wide as a Special Use*



# Important Notes about ADUs

- All new development must comply with Stormwater Technical Requirements (For example: 50% impervious surface maximum)
- All new development has to meet all building code requirements (including floodplain regulations)
- ADU parking is required in addition to the required parking for other uses on the site.
- Maximum building envelope buildout for house and ADU is unlikely due to above requirements.



**Who is  
interested?**

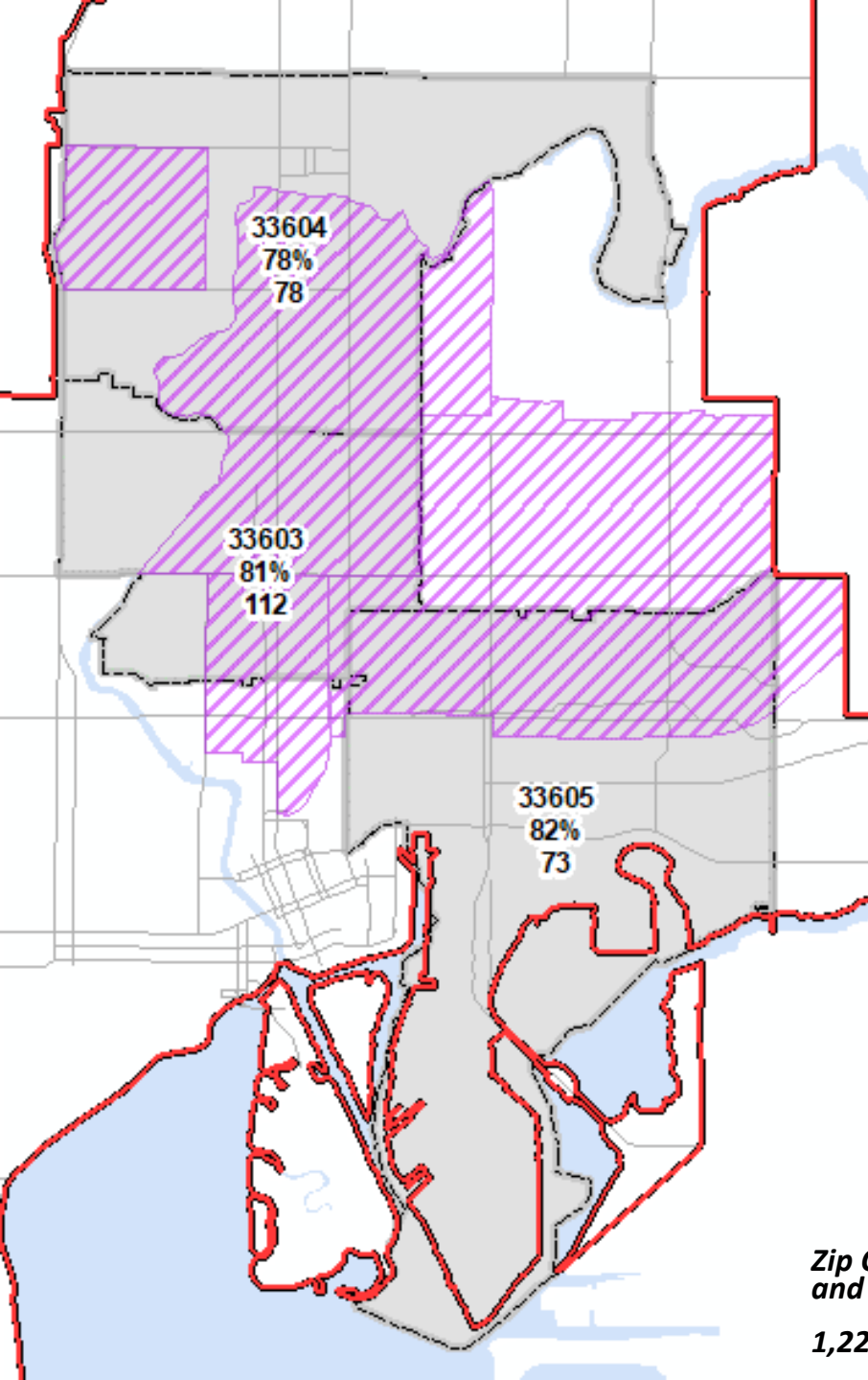
# ***Which zip codes are ready to have a conversation about ADUs?***

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



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

*1,220 total responses*

# 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

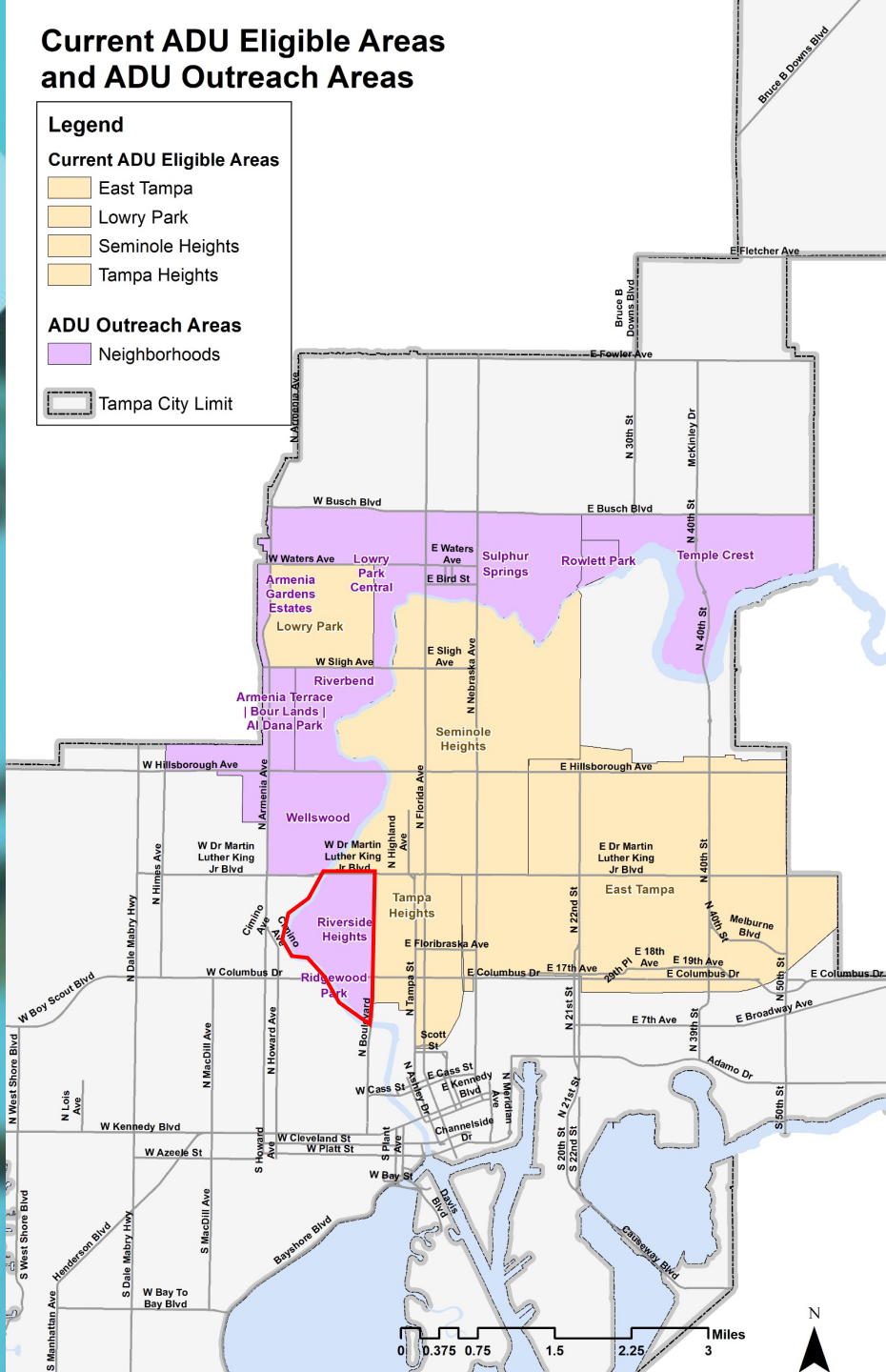
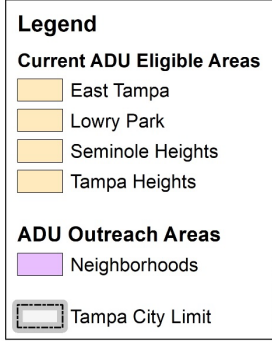
## Proposed Areas for Outreach:

- Wellswood
- Riverbend
- Ybor Heights
- Seminole Heights
- **Riverside Heights**
- Armenia Terrace
- Armenia Gardens Estates
- Lowry Park North
- Lowry Park Central
- 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 ADU Eligible Areas and ADU Outreach Areas



# ADU Eligible Areas and Expansion Areas

- **Total City area: 75,300 acres/117 square miles**
  - Current ADU Eligible area: 8,725 acres/13.6 square miles  
11.5% of total city area
  - Proposed ADU expansion area: 5,620 acres/8.8 square miles  
6.5% of total city area
  - Potential Total ADU Eligible area: 14,345 acres/22.4 square miles  
18% of total city area



# 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



# **Unpermitted Construction & Code Enforcement**

# Unpermitted Construction Activity (Active construction issues only)

**TAMPA.GOV** GUIDES ▾ BUSINESSES ▾ RECREATION ▾ RESIDENTS ▾ VISITORS ▾ GO

Search for Permits

- Residential Permits >
- Commercial Permits >
- Homeowner Resources
  - Residential Inspection
- Design Professional & Contractor Resources >
- Fees
- Inspection Services >
- Additional Services >
- Code and Flood Information >
- Documents and Forms
- Tree Information
  - Tree Removal Statutory Exemption
  - Natural Resources Planning
- Contact Us
- Construction Services Email Archive
- Q-Up Tampa
- Homeowner Resources

**Quick Links**

- Customer Service Center

**REPORT WORK WITHOUT PERMIT**

2555 East Haines Avenue  
Tampa, FL 33610  
813-274-3100, Option 1  
813-259-1712 fax  
Office Hours:  
Mon. - Fri.  
8:00 AM - 4:30 PM  
[More Contact Info](#)

Share this content

Have you seen construction taking place that you believe to be unpermitted? The City of Tampa monitors all construction to ensure safety and maintain the quality of life for every neighborhood.

**Have you checked if the address has a building permit?**  
You can check in [Accion](#) (the City's permitting system) to verify if a permit was obtained.

**Some projects do not require a permit.**  
Click [here](#) to see a list of work exempt from permits.

**Contact Us**  
Phone: (813) 274-3198

**Report a Construction Violation:** [Submit Online Complaint](#)

In accordance with Florida Statutes F.S. 162.06 (1)(b) and F.S. 162.21 (3)(b), the City of Tampa does not accept anonymous complaints of code violations. To investigate potential violations of codes and ordinances the name and address of the complainant are required.

<https://www.tampa.gov/construction-services/inspection-services/compliance>



# Unpermitted Construction Activity (Active construction issues only)

Construction Activity Compliance Team (CACT)

[EXPAND ALL](#)

## – Meet the Team

**Donna Gonzalez**

Construction Fraud Investigator

(813) 274-3117

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**Suzette Rodriguez**

Code Enforcement Inspector

813) 309-4043

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**Wallace Nelson**

Code Enforcement Inspector

(813) 309-3206

<https://www.tampa.gov/construction-services/inspection-services/compliance>

# Code Compliance (NOT for unpermitted construction)

**TAMPA.GOV** GUIDES ▾ BUSINESSES ▾ RECREATION ▾ RESIDENTS ▾ VISITORS ▾ GOVERNMENT ▾ JOBS

## Neighborhood Enhancement

Updated: 10/01/2023

**NEIGHBORHOOD ENHANCEMENT**

**Neighborhood Enhancement Home**

- About Us
- Contact Us
- Performance Metrics
- Information Resources

**Quick Links**

- Customer Service Center
- City of Tampa Code of Ordinances
- Civil Citation - Make a Payment
- Foreclosure Registry
- Public Records Request
- Register an Enforcement Complaint
- Rental Information
- Search Enforcement Cases
- Search Code Enforcement Liens and Utility Balances (Conduits)
- Neighborhood Enhancement

**Notice:** In accordance with House Bill 60, passed July 1, 2021, anonymous complaints will no longer be accepted.

In order to investigate potential violations of codes and ordinances, the person making the complaint must provide his or her name and address.

**Contact Information**

Keith O'Connor  
Director

City Center at Hanna Ave.  
2555 E Hanna Ave.  
Tampa, FL 33610

**Mailing Address:**  
P.O. Box 2200  
Tampa, Florida 33601

**Phone:** 813-274-5545 **813-274-5545**

**Fax:** 813-274-5567

[More Contact Info](#)

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**WE'RE OPEN!**

The City of Tampa is now offering the following services at our new City Center at Hanna Avenue beginning Wednesday, September 20, at 8:00 am:

- Neighborhood Enhancement
- Housing and Community Development
- Code Enforcement
- Business Tax
- Office of Human Rights

2555 East Hanna Avenue  
Tampa, FL 33610

Hours of Operation:  
M-F 8:00 AM to 4:30 PM  
(813) 274-5545

City of Tampa

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<https://www.tampa.gov/neighborhood-enhancement>

# Code Compliance (NOT for unpermitted construction)

The City of Tampa Neighborhood Enhancement Division (formerly Code Enforcement & Clean City Divisions) enforces all non-criminal city ordinances, codes, and regulations. We also improve the quality of life for Tampa residents through maintenance efforts of medians and vacant lots. The division continues the effort to reduce litter, graffiti and illegal dumping. This merger provides a more expedient and efficient overall response time to issues addressing property maintenance standards along with maintenance for the city's interstate, gateways, parkways and neighborhoods.



#### Report a Suspected Violation:

- [Abandoned or Inoperative Vehicle](#)
- [Accumulated Junk Trash or Debris on Private Property](#)
- [Animal Nuisance Complaint](#)
- [Building or Structural Violation](#)
- [Commercial Vehicle Violation in a Residential Zone](#)
- [Overgrown Lots or Yards](#)
- [All other Inquiries / Concerns](#)

#### Submit a Service Request:

- [Graffiti Removal](#)
- [Illegal Dumping or Accumulations on Right-of-Way](#)
- [Illegal Sign Removal \(Right-of-Way\)](#)
- [Litter Abatement](#)
- [Neighborhood Tree Services \(Right-of-Way\)](#)
- [Rental Information](#)
- [Report a Coyote Sighting](#)

<https://www.tampa.gov/neighborhood-enhancement>



**Thank you!**

***Questions***  
***Comments***  
***Feedback***





# Outreach & FAQs

Please visit [www.tampa.gov/ADU](http://www.tampa.gov/ADU) for more information about ADUs including:

- Modular homes vs mobile homes
- Permitting “Tiny Homes”
- Survey information and outreach

See the “ADU/EFR Frequently Asked Questions” for information about:

- Accessory Dwelling Units
- Extended Family Residences
- Conditions for approval
- Short Term Rentals
- Homestead Exemption

# Andy Mikulski

Senior Planning Coordinator

[Andy.Mikulski@tampagov.net](mailto:Andy.Mikulski@tampagov.net)

813-274-8054

For more information & FAQs, please visit:

[www.tampa.gov/ADU](http://www.tampa.gov/ADU)

**Thank you!**