



Virtual Workshop | November 30, 2023

Aging in Place With Accessory Dwelling Units (ADUs)

2023 AARP Community Challenge Grant –
ADU Education & Outreach Campaign

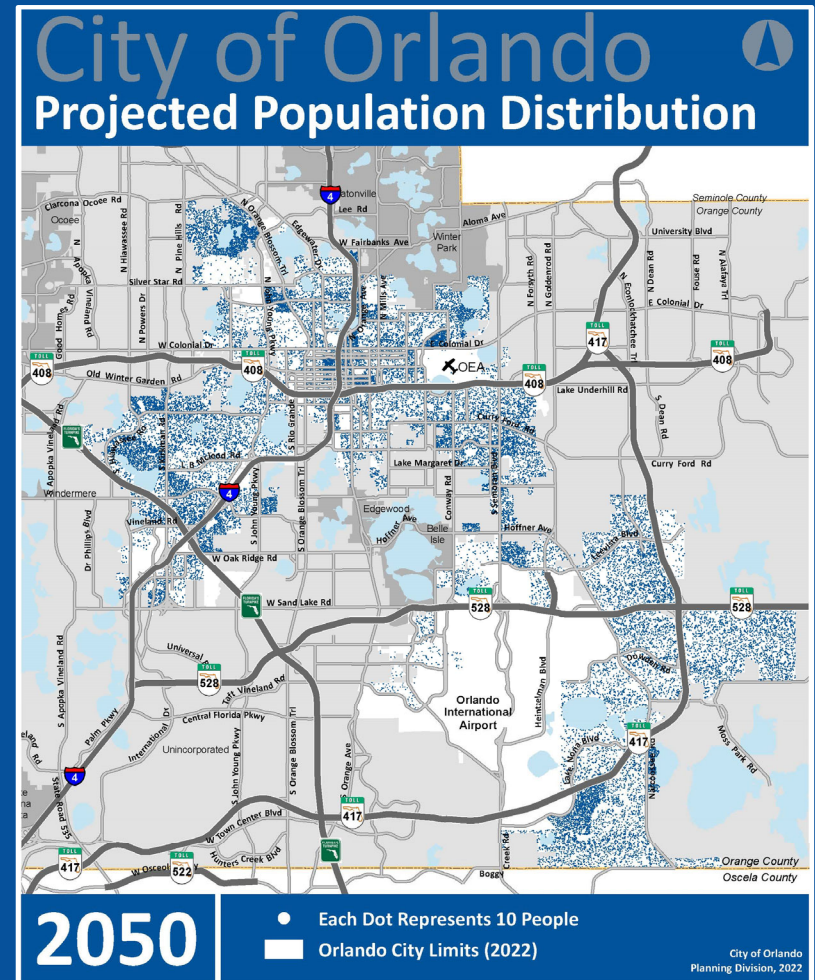
Presented by:
Paul S. Lewis, FAICP
Fernanda Paronetto, AICP
Mimi Reggentin, AICP



Orlando: By The Numbers

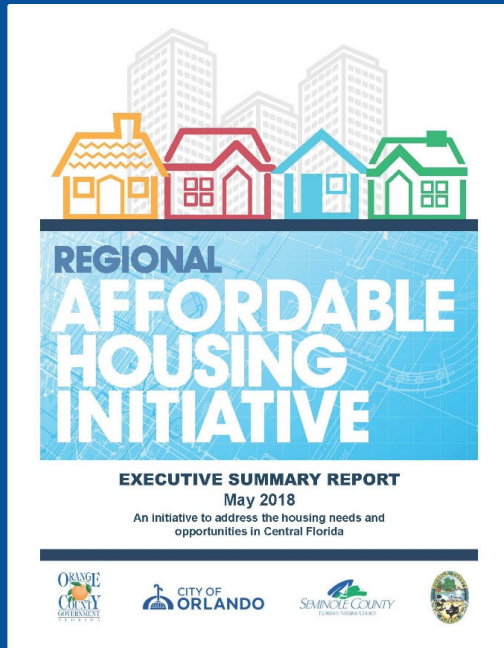


- 2020 Population: 307,573 (U.S. Census)
- 2023 Population: 330,964
- 60+ Years in Age: 16.6% (2021, U.S. Census)
- 2050 Projected Population: 468,069



Historical Context

Regional Affordable Housing Initiative



- Between 2016 and 2018, Orange, Seminole, and Osceola County, as well as the City of Orlando participated in the Regional Affordable Housing Initiative.
- The Initiative’s partner organizations produced a final report in May 2018, and each local government has taken steps in the intervening years to implement the recommendations found in that report.
- In 2018, Orlando adopted a series of “Missing Middle” Land Development Code (LDC) amendments designed to make it easier to build on small lots by reducing parking standards and allowing more site planning flexibility for Townhomes, Duplex & Tandem Single Family, Multiplex, and Accessory Dwelling Units (ADUs).

What Is An ADU?



Commonly known as an in-law suite, garage apartment, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single family home.

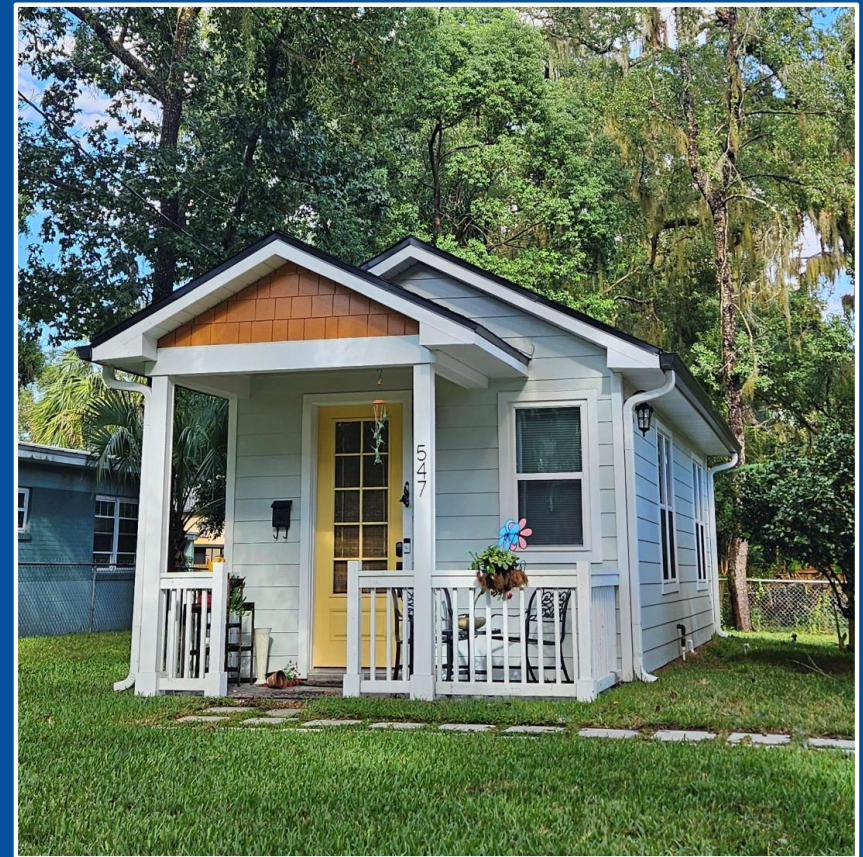
ADUs can be built attached or detached to your home and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



The Benefits of ADUs

Building an ADU is not an overnight decision, especially when it comes to housing an elderly relative. Here are a few reasons why an ADU may be the solution for you.

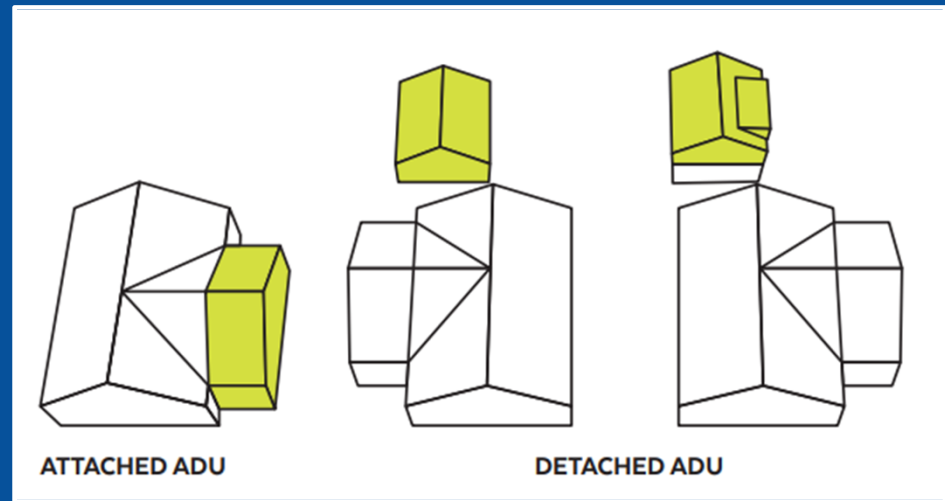
- **Provide Supervision and Care** – Your relative will live just a few steps away from you, making supervision and care easier. If they need to visit the hospital, you can get them there quickly.
- **Independence** – ADUs have an independent entrance, kitchen and bathroom. You can continue to offer the same love and attention you would if they stayed in your own home, while also providing them with the same independence and privacy they've always had.
- **Save on Costs** – Typically, your construction costs will be equivalent to 2 years in assisted living facility costs, with the advantage of the ADU lasting you for a lifetime, and adding value to your property.



2018 ADU Code Amendment

Accessory Dwelling Units LDC Chapter 58, Part 3A

- Allowed in all residential, office, and mixed-use residential zoning districts.
- Allowed accessory to a single-family home, or to an office.
- May be attached to the principal structure, detached in a separate building, or above a garage.
- Maximum 500 sq. ft., or 1,000 sq. ft. on large lots
- Maximum of 700 sq. ft. if within our Historic Preservation (HP) districts, when an ADU up to 500 sq ft is permitted.
- Maximum Floor Area Ratio – 0.50 (includes principal structure and ADU)



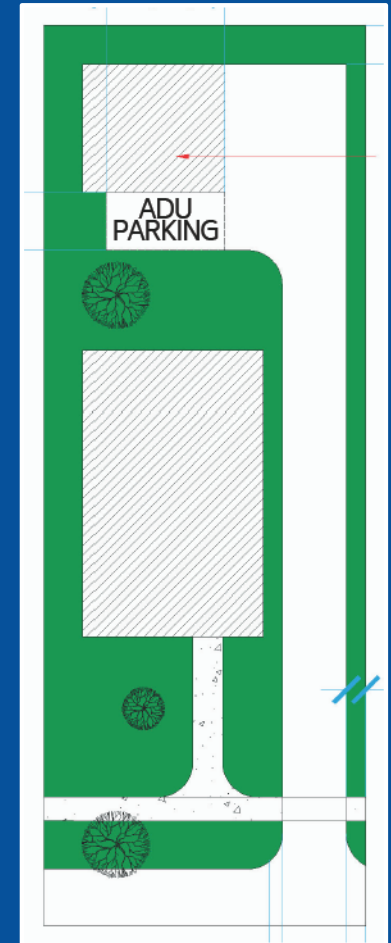
General Overview of Ordinance

Parking Requirements

- None for an ADU 500 sq. ft. or less
- One (1) independent space for ADUs 501 sq. ft. and above (not in a two-car garage or in tandem)

Setbacks

- Attached: same as the zoning district setbacks for principal structures.
 - Typically, 25 feet for the rear, and 5 to 7.5 feet for the sides.
- Detached: same as any accessory structure.
 - Up to 12 ft tall: 5 ft for the rear
 - Above 12 ft tall: 15 feet.
 - Side yard setbacks match the principal structure setback (from 5 to 7.5 feet, depending on the zoning district).



General Overview of Ordinance

Relief

- When a lot is non-conforming in size, the applicant may pursue a Variance through the Board of Zoning Adjustment, to allow an ADU up to 500 sq ft.
- When an ADU up to 500 sq ft is within a 2-story building, the applicant may pursue an administrative Modification of Standards to have the same side yard setback applied to the rear yard (from 5 to 7.5 feet, instead of 15 feet). This does not apply to Historic Preservation (HP) districts.
- In Historic Districts, an ADU up to 700 sq ft may be approved.



Southeast Orlando Sector Plan Area

- One ADU up to 1,000 sq ft is permitted on any residential lot located within the Southeast Orlando Sector Plan area, regardless of the lot's square footage. Setbacks change with each development.

General Overview of Ordinance

Appearance Review Standards

- ADU must be designed to appear to be part of the principal dwelling unit or office.
- Same exterior finish as the principal structure.
- Same architectural style, with the same windows, doors, roof style, cornice detailing, vents, and dormers.
- Alternative style and materials may be approved when evidence is provided that demonstrates the architecture of the ADU and the primary structure will not be out of character with the surrounding neighborhood. (e.g. shipping containers converted to ADUs).



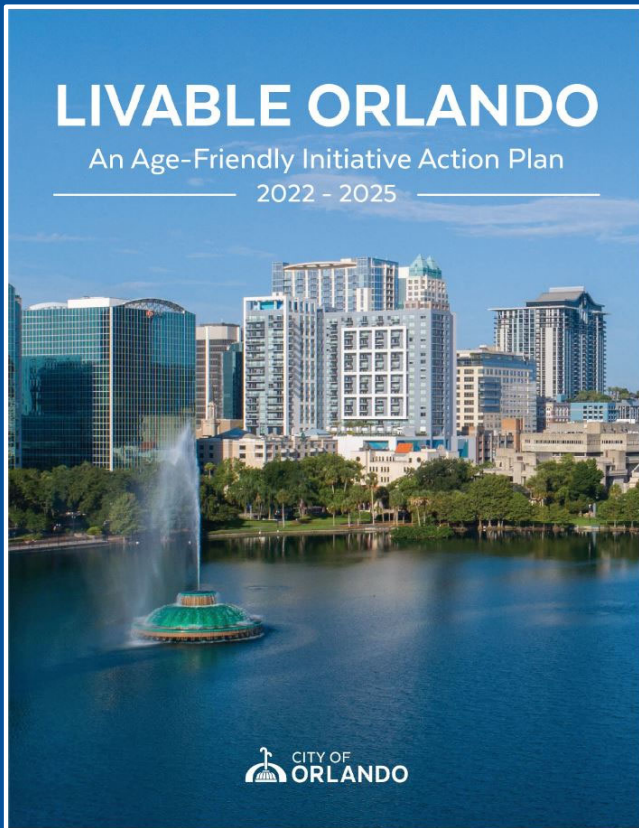
Effectiveness of 2018 ADU Code Amendment

ADUs	Analysis – By The Numbers
683	The number of ADUs which have received Certificates of Occupancy (C of O's) in the City of Orlando between January 2007 and October 31, 2023.
321	The number of ADUs which received C of O's in the eleven (11) years prior to the 2018 Code Amendment. <ul style="list-style-type: none"> <i>The vast majority of new ADUs were located in two New Urbanist projects – Baldwin Park and Lake Nona's Laureate Park (305), with only sixteen (16) being located outside of the greenfield Southeast Sector area (4.98% of the total 321 units built).</i>
362	The number of ADUs which received C of O's in the five (5) years since the 2018 Code Amendment. <ul style="list-style-type: none"> <i>Most of the new ADUs were located in the Southeast Sector area (290 units in Lake Nona and Storey Park), while 72 received C of O's in the remainder of the City (19.89% of the total 362 units built).</i>

Lessons Learned

- New Urbanist projects provide an opportunity to expand the Missing Middle residential building types available in greenfield and redevelopment areas (583 ADUs built in those areas since 2007).
- We believe that the LDC amendments adopted in 2018 had a significant, positive impact in terms of the number of ADUs built outside of the greenfield/new development areas, with both the number of units and the percentage of units being built increasing (from 16 and 4.98% of ADUs built in the eleven (11) years prior, to 72 and 19.89% of ADUs built in the five years after).
- Additional education and outreach is needed to better inform property owners about ADUs.

2023 AARP Community Challenge Grant



Summary of Grant Project – ADU Education & Outreach Campaign

- On June 28, 2023, AARP announced the recipients of their 2023 Community Challenge Grant program, which is designed to make communities more livable for people of all ages.
- Grants range from \$2,500 to \$50,000 in several categories including placemaking, transportation, and housing.
- **Orlando has been awarded a \$10,000 grant in the housing category, specifically pertaining to accessory dwelling units, or ADUs.**
- Orlando’s ADU Education & Outreach Campaign is intended to raise awareness of ADUs in a variety of multicultural settings, creating a more user-friendly permitting experience for people wishing to build an ADU with an emphasis on intergenerational family members (aging in place).
- The campaign will help implement not only the City’s housing policies, but also the recently approved *Livable Orlando: An Age-Friendly Action Plan 2022-2025*.
- Grant activities must be complete by the end of November 2023.

Major Components

- Pre-program interviews with homeowners and residents in multicultural communities.
- Multi-page ADU educational brochure (and other print materials) that translate City Code regulations into easy-to-understand, customer-friendly language with visuals (to include both English and Spanish versions).
- Enhanced Orlando.gov webpage content to explain the ‘what’, ‘why’, and ‘how’ of developing and ADU in the City of Orlando with an emphasis on aging in place.
- Series of community educational sessions throughout the City.
- Outreach to subject area experts including financial institutions, real estate agents, elder services providers and non-profits, City advisory boards, and other civic groups.

Thank You!



2023 AARP Community Challenge Grant – Pre-Program Interviews

Pre-Program Interviews

- Eleven (11) in-depth interviews with homeowners, residents, and a general contractor were conducted between July 18, 2023 and September 1, 2023.
- Of the ten (10) homeowners/residents interviewed, five (5) built an ADU or were in the process of building one, two (2) built an addition (not an ADU), and three (3) considered building an ADU but ultimately chose not to do so.

What We Heard

- People wanted to better understand the differences between an ADU and a home addition.
 - Separate legal unit vs. not legally separate
 - Rentable vs not rentable
 - Kitchen with a 220 electric outlet for a stove, full bathroom & bedroom vs bonus living space without a 220 electric outlet for a stove.



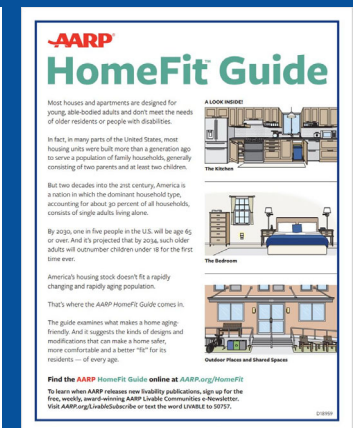
2023 AARP Community Challenge Grant – Pre-Program Interviews

What We Heard

- Those interviewed wanted more of a focus on financials particularly for aging parents.
 - Recommended the City create a checklist form and/or cost comparison chart or resource...i.e., Cost of building an ADU vs. the Cost of ALF/SNF (assisted living facility or skilled nursing facility).
 - For example, a recent Genworth Cost of Care study shows the average cost of an ALF is \$54,000/year while a SNF semi-private room is \$94,900/year.
- Folks stated that Universal Design features/practices should be explained and encouraged with aging in place being a concern.
- Those interviewed recommended additional community engagement.
- People wanted to better understand the development process and building “small”.

USA - National	
Monthly Cost	2021
Assisted Living Facility	
Private, One Bedroom	\$4,500
<small>As reported, monthly rate, private, one bedroom.</small>	
Nursing Home Care	
Semi-Private Room	\$7,908
Private Room	\$9,034
<small>Based on annual rate divided by 12 months.</small>	

www.genworth.com/aging-and-you/finances/cost-of-care.html



www.aarp.org/livable-communities/housing/info-2020/homefit-guide.html

2023 AARP Community Challenge Grant – Additional Resources

AARP has resources at www.aarp.org/adu


- The ABCs of ADUs Guide
- Links to national examples
- Videos, articles and a newsletter

ADU Resources Online from other communities

- [Seattle](#) has an “ADU Universe” website with step-by-step guides, preapproved ADU plans, and a 2022 ADU annual report.
- [City of Oakland](#) has an ADU handbook, guidebook, and pre-approved ADU plans.
- [San Jose](#) has 21 pre-approved ADU vendors that offer 36 pre-approved plans.


Visit “small spaces” showrooms

- Visit furniture stores, especially stores that focus on small spaces
- Visit RV showrooms and/or tiny homes




The ABCs of ADUs


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




ABOVE-GARAGE ADU




DETACHED-BEDROOM ADU




DETACHED ADU




DETACHED ADU




BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

AARP.org/ADUs

Learn more about ADUs and order or download **The ABCs of ADUs** by visiting AARP.org/ADU

Sign up for the free, weekly **AARP Livable Communities e-Newsletter**

Be among the first to learn when AARP releases more livability guides and resources.

AARP.org/LivableSubscribe

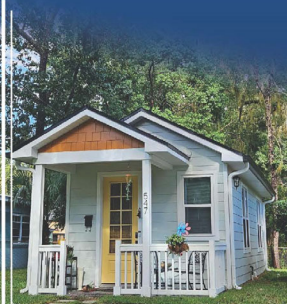
AARP
D10473

2023 AARP Community Challenge Grant – Print Materials

CITY OF ORLANDO

AGING IN PLACE

WITH ACCESSORY DWELLING UNITS



FACT SHEET:

PLAN AN APARTMENT ACCESSORY DWELLING UNIT

SEPTEMBER 2023



This document is a summary only. Any conflict with City Code is unintentional, and code prevails in all instances. Read it at library.municode.com/fl/orlando

Commonly known as an in-law suite, garage apartment, guest house, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single-family home.

CITY CODE
Ch. 58 Part 3A—Accessory Dwelling Units

ZONING
Residential (all R)
Mixed Office-Residential (all MXD)
Office (O-1, O-2)



ATTACHED ADU DETACHED ADU

Page 1

INFORMACIÓN:

PLANEÉ UNA CASA DE HUÉSPED EN VIVIENDA AUXILIAR

SEPTIEMBRE 2023



Este documento es solo un resumen. Cualquier conflicto con el Código municipal no es intencional y el código siempre prevalece. Léalo en library.municode.com/fl/orlando

Conocida como casa de huésped, suite para suegros o piso para la abuela un ADU (por sus siglas en inglés) es una vivienda auxiliar en el mismo terreno que una vivienda unifamiliar.

CÓDIGO MUNICIPAL
Cap. 58 Parte 3A—ADU (vivienda auxiliar)

ZONIFICACIÓN
Residencial (todas las R)
Mixto Oficina-Residencial (MXD)
Oficina (O-1, O-2)




ADU ANEXADO ADU INDEPENDIENTE

Pág. 1

CITY OF ORLANDO

AÑOS DORADOS

EN VIVIENDA AUXILIAR




2023 AARP Community Challenge Grant – Enhanced Web Content

ADU Web Guide (www.orlando.gov) Accessory Dwelling Units - City of Orlando

City Planning Initiatives

Mobile Food Vending Pilot Program

To support Orlando's growing foodie scene, and make it easier for "foodpreneurs" to start and grow their business, the city permits food trucks and carts in various areas.

Accessory Dwelling Units

Looking to build a granny flat, garage apartment or in-law suite? Learn about, eligibility requirements, the permitting process and more to build extra space on your property.

Land Development Code Amendments

View proposed amendments to city zoning rules, which determine how staff evaluates development.

Late-Night Uses

Increased attendance, safety incidents and code violations have contributed toward requests to better regulate late-night uses in the city's Downtown Entertainment Area.

Home / Building & Development / Permits & Inspections / Other Permitting Services / Accessory Dwelling Units

Table of Contents

1. Overview
2. Find out if you're eligible for an ADU
3. Zoning requirements and allowable ADU size
4. Planning Standards
5. Building Standards
6. Ownership and Impact Fees
7. Permitting Process
8. Universal Design
9. Do Your Research
10. Discover More About ADUs
11. Contact Us

Related Information

- [Aging in Place Brochure \(English\)](#) (PDF, 2016)
- [Aging in Place Brochure \(Spanish\)](#) (PDF, 2016)
- [Steps to Building an ADU \(English\)](#) (PDF, 2016)
- [Steps to Building an ADU \(Spanish\)](#) (PDF, 2016)

Accessory Dwelling Units

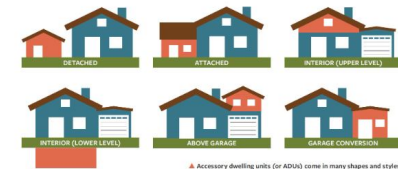
What are Accessory Dwelling Units?

Accessory Dwelling Units (ADUs) are commonly known as:

- garage apartments
- granny flats
- in-law suites

ADUs are self-contained residential units on the same property as a single-family home, as long as the property meets zoning requirements. **ADUs can be:**

- attached to the main dwelling unit
- detached and be a separate unit
- a converted garage or above the garage
- fully separated units within the main dwelling unit



Other requirements include:

- kitchen (or efficiency kitchen)
 - separate units without a permitted kitchen will be classified as an addition, not an ADU
- bathroom
- place to sleep
- separate entrance from the main property
- only one (1) ADU is allowed per lot

Why have an Accessory Dwelling Unit?

ADUs provide the following benefits:

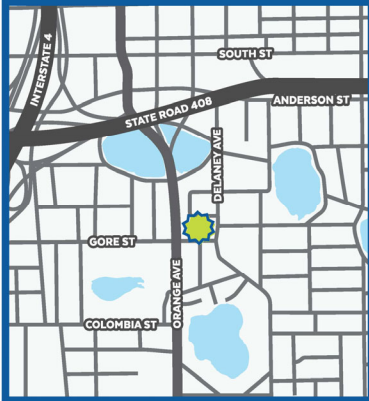
- earn extra income from renting to a tenant
 - an ADU may be rented via a standard residential lease. Note, [short-term rentals under 30 days are restricted](#)
- provide a home for a relative in need of care
- provide housing for relatives or friends
- space for guests
- living quarters for on-site caregivers
- increase home value

The early design stage is a good time to consider how you might use your ADU in the future. In some cases, how you use your ADU may change based on your needs. For example, you might be building the ADU for rental income today, but it might become a residence for a parent in the future. If your ADU might become a home for someone with mobility challenges in the future, it is typically more economical to incorporate *aging in place* or *universal design standards* in the original building design.

2023 AARP Community Challenge Grant – Upcoming Community Engagement

JOIN US! LEARN ABOUT ACCESSORY DWELLING UNITS (ADUs)

The City is connecting with homeowners to help explain the benefits of ADUs – often called “granny flats” – and how homeowners can build these self-contained residential units on the same property as their single-family home.



In-Person Workshop

Tuesday, November 14 from 6 - 7 p.m.
Beardall Senior Center
800 S. Delaney Avenue, Orlando, FL 32801

Virtual Workshop

Thursday, November 30 from 1 - 2 p.m.
No registration required.
Log into the virtual meeting at
orlando-gov.zoom.us/j/85168017866



For more information about ADUs, please contact
Mimi Reggentin at mimi.reggentin@orlando.gov or
407.246.2276.

This ADU outreach project was made possible due
to the generous support of AARP.



Call To Action

- Please share this ADU information with your neighborhood and community networks.
- Ready to get started? Please visit our website or make an appointment with one of our planners to discuss your property.

Learn More @
ORLANDO.GOV/ADU

Questions?



The Cost of an ADU – Fees

Current City of Orlando Impact Fees for Accessory Dwelling Units

- Exempt from School Impact Fees – Orange County Ordinance
- Transportation Impact Fees: For single-family, calculations are done based on the overall square footage added. If the ADU does not push the overall square footage of the unit out of the tiered group, no fee is required. If it does, then the fee assessed is the difference between the tiered groups.

Example:

ADU Calculation with existing SFR - Transportation Impact Fees
Existing single-family unit “1,800 Living SF” + “new ADU 500 SF” = 2,300 SF
2,300 SF (rate) \$7,069.00 – 1,800 SF (rate) \$5,645.00 Credit = \$1,424.00 Fee Due

- If the proposal is a vacant lot, then it would be assessed as two multi-family units.
- Sewer and Park Impact Fees: Assessed as two multi-family units with a credit provided for the one single-family unit.