



# Aging in Place With Accessory Dwelling Units (ADUs)

2023 AARP Community Challenge Grant –  
ADU Education & Outreach Campaign

Municipal Planning Board | November 14, 2023  
Mayor's Committee on Livability & Healthy Aging | November 15, 2023  
Affordable Housing Advisory Committee | November 16, 2023

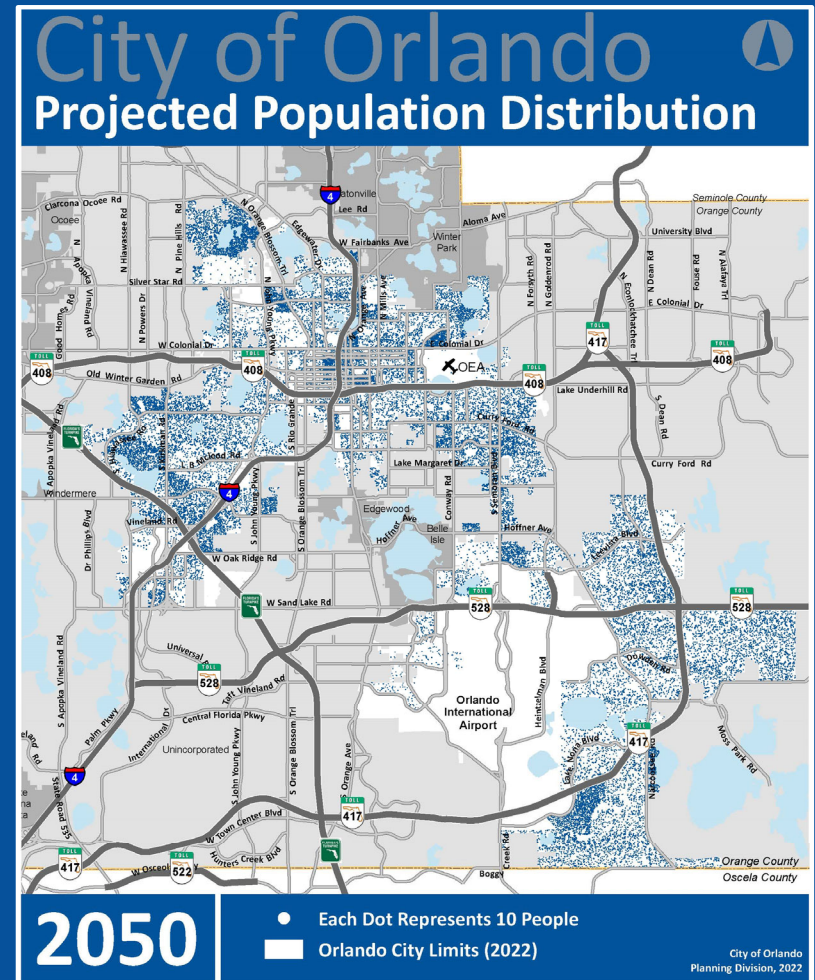
Presented by:  
Paul S. Lewis, FAICP



# Orlando: By The Numbers

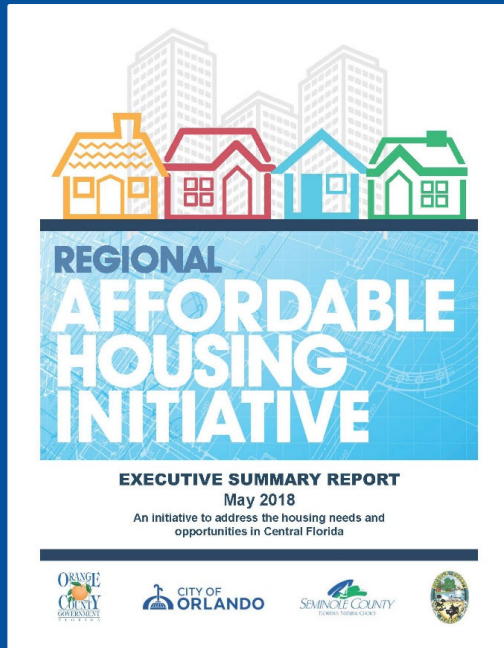


- 2020 Population: 307,573 (U.S. Census)
- 2023 Population: 330,964
- 60+ Years in Age: 16.6% (2021, U.S. Census)
- 2050 Projected Population: 468,069



# 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.

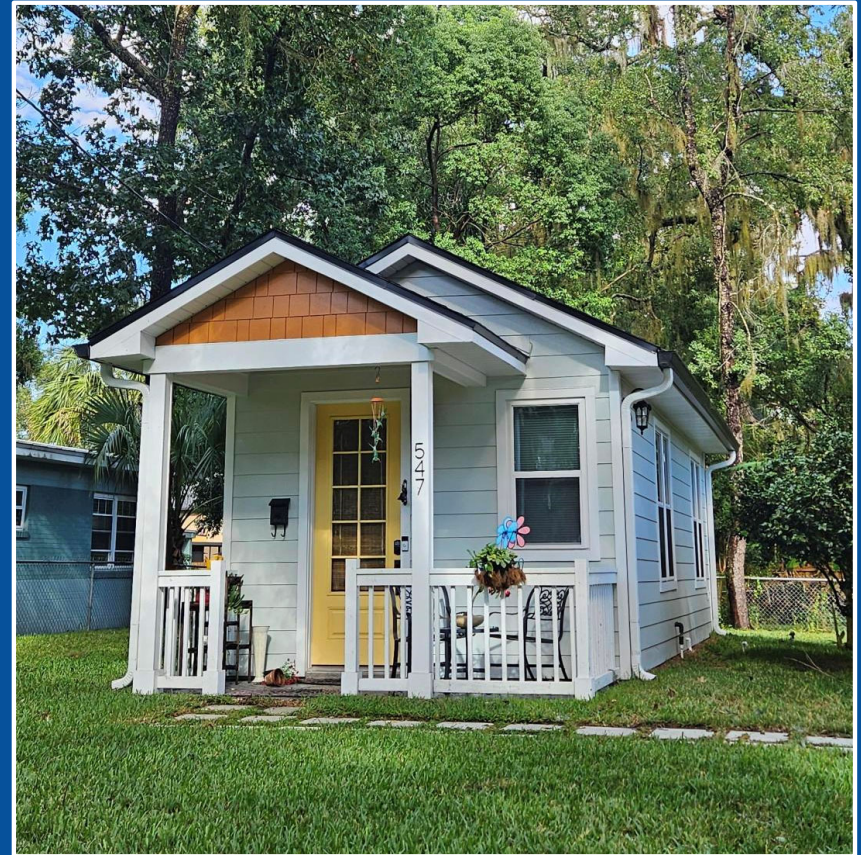
ADUs can be built attached or detached to your home and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



## 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.

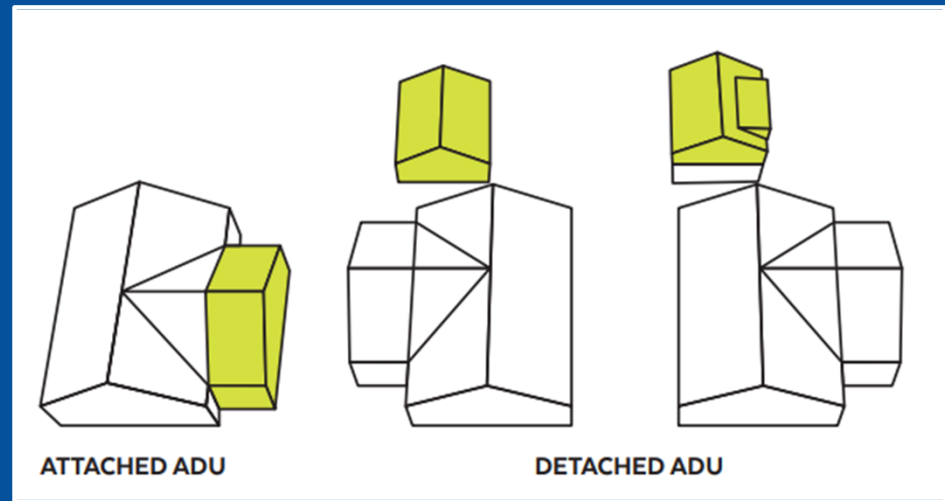
- **Provide Supervision and Care** – Your relative will live just a few steps away from you, making supervision and care easier. If they need to visit the hospital, you can get them there quickly.
- **Independence** – ADUs have an independent entrance, kitchen and bathroom. You can continue to offer 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)



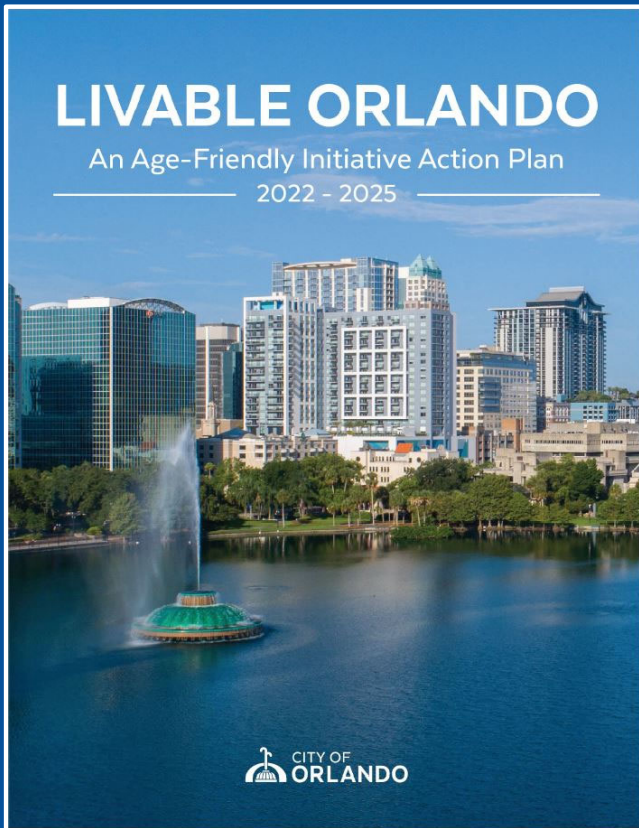
## Effectiveness of 2018 ADU Code Amendment

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"><li>▪ <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></li></ul>
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"><li>▪ <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></li></ul>

### 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.
- 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.

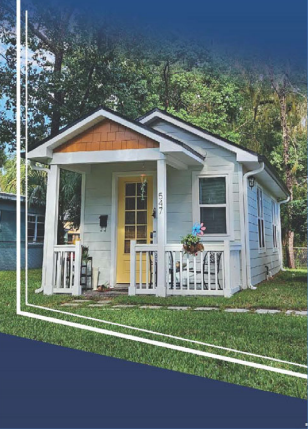


# 2023 AARP Community Challenge Grant – Print Materials

**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](http://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](http://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)



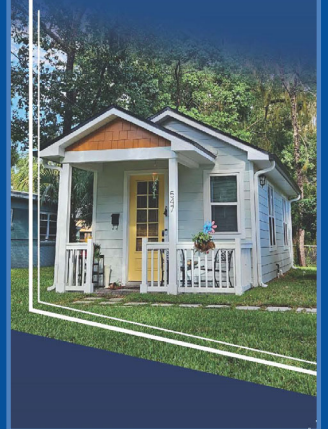
ADU ANEXADO      ADU INDEPENDIENTE

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**CITY OF ORLANDO**

## AÑOS DORADOS

EN VIVIENDA AUXILIAR




# 2023 AARP Community Challenge Grant – Enhanced Web Content

## ADU Web Guide ([www.orlando.gov](http://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.

##### Land Development Code Amendments

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

##### 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.

##### 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

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- [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, 24KB
- [Aging in Place Brochure \(Spanish\)](#) PDF, 24KB
- [Steps to Building an ADU \(English\)](#) PDF, 41KB
- [Steps to Building an ADU \(Spanish\)](#) PDF, 40KB

## 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 – Community Engagement




Join the Orlando Police Department for a

## COMMUNITY MEETING

with  
Chief of Police  
**Eric Smith**

**Thursday, October 26, 2023**  
**6 - 7 p.m.**  
**Dover Shores  
Community Center**  
1400 Gaston Foster Road, Orlando, FL 32812

For more information, contact  
Corporal Keith Hernandez at **407.246.2461**  
or [keith.hernandez@orlando.gov](mailto:keith.hernandez@orlando.gov).



## Press Coverage

- AARP National & State Grant Announcements; City Press Release (June 28, 2023)
- Orlando Sentinel Interview & Article (June 28, 2023 & July 4, 2023)
- WESH-2 News Interview & Story (June 28, 2023)
- AARP-sponsored Housing Roundtable with the Tampa/Orlando Business Journal – “Affordable Housing Table of Experts: A Discussion on Accessory Dwelling Units and How They Expand Housing Options for People of All Ages” (October 4, 2023)

## Conferences/Webinars/Project Presentations

- APA FL – Orlando Metro Section webinar presentation/panel discussion with Florida Housing Coalition, Orange County, and Osceola County “ADUs: Enhancing Orlando’s Livability Through Gentle Density” (June 28, 2023)
- Florida Council on Aging State Conference presentation/panel discussion “Advancing Housing Options for Older Adults In Your Community” (August 8, 2023)
- Municipal Planning Board (November 14, 2023)
- Mayor’s Committee on Livability & Healthy Aging (November 15, 2023)
- Affordable Housing Advisory Committee – AHAC (November 16, 2023)

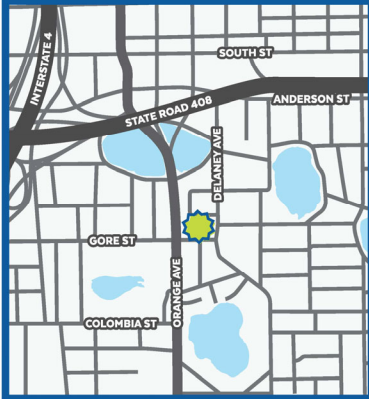
## Community Meetings

- State of District 6 Town Hall – Grand Avenue Neighborhood Center (October 16, 2023)
- Mayor’s City Academy – UCF Downtown (October 19, 2023)
- OPD Community Meeting – Dover Shores Neighborhood Center (October 26, 2023)
- College Park Neighborhood Association – College Park Neighborhood Center (November 6, 2023)
- ADU In-Person Workshop – Beardall Senior Center (November 14, 2023)
- ADU Virtual Workshop via Zoom (November 30, 2023)

# 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](https://orlando-gov.zoom.us/j/85168017866)



For more information about ADUs, please contact  
Mimi Reggentin at [mimi.reggentin@orlando.gov](mailto: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 join us at the upcoming Virtual Workshop on November 30, 2023.
- Please share this ADU information with your professional networks including financial institutions, real estate agents, general contractors, elder services providers, and non-profits.

**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.



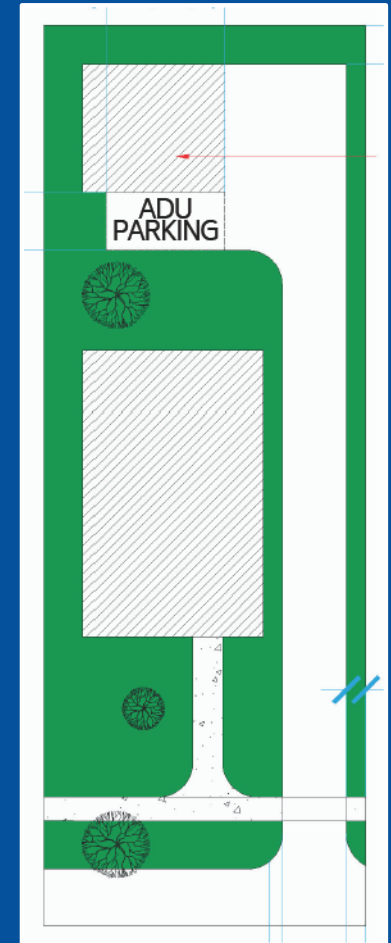
## General Overview of Ordinance

### 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.



### 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).

