



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 4/4/2019 Meeting Date: 4/18/2019

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "B. Stubbs", is written over a light blue circular stamp.

1. Nature and purpose of agenda item:

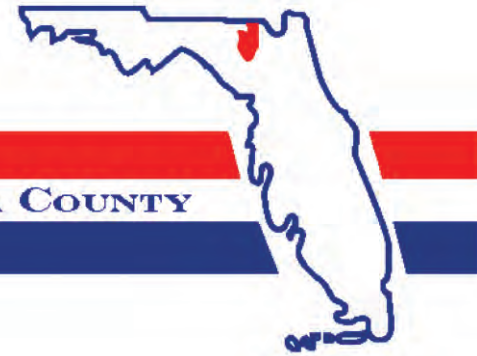
County staff is proposing an amendment to the Land Development Regulations ("LDRs") that would allow accessory dwelling units in certain zone districts subject to use-specific standards.

2. Recommended Motion/Action:

County staff is seeking Board of County Commission approval to proceed with processing an amendment to the text of the LDRs, as proposed in the attached draft language or as proposed by the Board of County Commissioners.

3. Fiscal impact on current budget.

This item has no effect on the current budget.



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

Date: April 18, 2019
To: Board of County Commissioner
Through: Ben Scott, County Manager
From: Brandon M. Stubbs, County Planner/LDR Admin.
Re: Proposed Text Amendment to the Land Development Regulations

Over the past few years, the Building & Zoning Department has received many inquiries regarding the possibility of constructing a secondary dwelling unit or accessory dwelling unit on properties within the County. The main purpose of these accessory dwelling units has been for immediate family members who may need extra care or to provide a place for family to stay when they come into town.

Currently, these situations are handled by allowing property owners to build an accessory structure with the power extended from the primary dwelling and by not allowing a kitchen with a stove; however, while this arrangement may be acceptable in some cases, there are cases where a full accessory dwelling is warranted. The Land Development Regulations ("LDRs") does have provisions within the Agriculture Zone Districts to allow up to two mobile homes as accessory dwelling units via a temporary use permit for immediate family member; however, this isn't always conducive. Further, it is only limited to the Agriculture Zone District and to immediate family members.

By allowing accessory dwelling units, as proposed in the attached draft language, it will allow for site built construction rather than the use of a mobile home, it will allow accessory dwelling units in Zoning Districts other than Agriculture, it allows for non-immediate family members to be housed on the property and be cared for (such as an aunt or other disabled relative), and it allows for property owners to provide a place for family to stay when visiting. The proposed regulations also make it hard for people to build accessory dwelling units for the sole purpose of rental units.

County staff has researched surrounding jurisdictions and has found that other jurisdictions in the surrounding area do permit an accessory dwelling unit subject to similar regulations as provided in the draft language.

County staff is seeking Board of County Commission approval to proceed with processing an amendment to the text of the LDRs, as proposed in the attached draft language or as proposed by the Board of County Commissioners.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

4.2.33 Accessory Dwelling Units. Accessory dwelling units shall comply with the following standards:

1. Districts Allowed. Accessory dwelling units shall only be permissible in the following Zone Districts: ESA-1, ESA-2, ESA-3, A-1, A-2, A-3, RR, RSF-1, RSF-2, RSF/MH-1, RSF/MH-2, PRD (on lots one-half acre or greater), and PRRD.
2. Clearly Incidental. Accessory dwelling units shall only be permitted as accessory to, and in connection with, a principal dwelling unit.
3. Location of Accessory Dwelling Unit. Placement and location of an accessory dwelling unit shall be in accordance with Section 4.2.4 of these LDRs.
4. Size of Accessory Dwelling Unit. An accessory dwelling unit shall contain a minimum of 350 square feet. In no event shall an accessory dwelling unit exceed 75 percent of the habitable floor area of the principal dwelling unit or 800 square feet, whichever is less.
5. Minimum Standards for Living. Accessory dwelling units shall meet the minimum housing standards as established in Article 9 of these LDRs.
6. Limit. There shall be no more than one accessory dwelling unit on any lot of record.
7. Resale. Accessory dwelling units shall not be sold separately from the principal dwelling unit and lot of record on which they are located.
8. Electrical Connection. Accessory dwelling units shall not be separately metered from the principal dwelling unit. Electricity to the accessory dwelling unit shall be provided via the electric meter for the principal dwelling unit.
9. Comply with All Other Applicable Standards of the LDRs. Accessory dwelling units shall comply with all applicable standards in the zone district in which the accessory dwelling unit will be located.
10. Conflict. In the case of conflict between the standards in this section and any other requirements of these LDRs, the standards of this section shall control.