

I have attached the use standards pertaining to accessory dwelling units. This site is zoned REU (Residential Estate Use) and has an Estate Residential future land use. An accessory dwelling unit is allowed in the REU district, contingent upon meeting the attached design/use standards. In order for the existing structure to be considered a detached garage, it must have paved access of at least 10 feet in width (detached garage standards attached). A survey of the site (4429 Country Road) will also be needed to verify setbacks for the proposed accessory dwelling. Please also note that an accessory dwelling unit (attached or detached) cannot have separate utility meters. Also, the number of accessory dwelling units is limited to one per lot. Other requirements (size, height, setbacks, character, creation, etc.) can be found in the attached use standards. A building permit will also be required for any conversion or new construction on site.

I hope this information is helpful. Please contact me if you have any questions.

Todd Corwin, Planner
Community Development Department
City of Melbourne
900 East Strawbridge Ave.
Melbourne FL 32901
(321) 608-7506

Sec. 1. - Residential uses.

(A) *Accessory dwellings.*

- (1) *Purpose.* Accessory dwelling units are allowed in certain situations to:
 - (a) Provide an additional dwelling unit for an owner-occupied property;
 - (b) Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
 - (c) Maximize allowed density to support infill development in urban areas;
 - (d) Provide a mix of housing that responds to changing family needs and smaller households;
 - (e) Provide a broader range of accessible and more affordable housing; and
 - (f) Provide on-site housing for agricultural employees in AEU.
- (2) *Design standards for properties located within R-A, R-1AAA, R-1AA, R-1A, R-1B, R-2, R-3 and REU zoning, CB-OZ or Eau Gallie art overlay zone.*
 - (a) *Purpose.* Standards for creating accessory dwelling units address the following purposes:
 1. Ensure that accessory dwelling units are compatible with the desired character and livability of the city's residential neighborhoods;
 2. Respect the general building scale and placement of structures to allow sharing of common space on the lot, such as driveways and yards; and
 3. Ensure that accessory dwelling units are smaller in size than single-family dwelling units.
 - (b) *Requirements.* All accessory dwelling units must meet the following:
 1. *Creation.* An accessory dwelling unit may only be created through the following methods:
 - i. Converting existing living area, attic or garage;
 - ii. Adding floor area to the living area or garage of an existing single-family dwelling;
 - iii. Constructing a detached accessory dwelling unit on a lot with an existing single-family dwelling; or
 - iv. Constructing a new single family dwelling with an internal or detached accessory dwelling unit.
 2. *Property size.* Single-family properties must meet the following property size requirements to be permitted an accessory dwelling unit:
 - i. R-A, R-1AAA, R-1AA, R-1A, R-2, R-3 and R-1B zoning: Minimum one acre.
 - ii. REU zoning, CB-OZ and Eau Gallie art overlay zone: No minimum.
 3. *Density.* Density, including the accessory dwelling unit, shall not exceed the future land use allowance.
 4. *Parking.* No additional parking space is required for an accessory dwelling unit.
 5. *Maximum size.* Accessory dwelling units must be accessory in size and scale to the principal dwelling.
 - i. For properties less than one acre, the size of the accessory dwelling unit shall not exceed 600 square feet of living area.

- ii. For properties one acre or greater, the size of the accessory dwelling unit shall not exceed 50 percent of the size of the principal structure, or 2,000 square feet, whichever is less.
- 6. Number. One accessory dwelling unit is permitted per lot.
- 7. Utility meter. Accessory dwellings shall have no separate utility meter.
- (c) *Newly constructed attached dwelling units.* Accessory dwelling units created through the addition of floor area must meet the following:
 - 1. Setbacks. An accessory dwelling unit attached to the principal structure must meet the principal structure dimensional standards of the zoning district in which the property lies.
 - 2. Exterior finish materials. The exterior finish materials must be the same or visually matched in type, size, and placement with the exterior finish materials of the principal dwelling.
 - 3. Roof pitch. The roof pitch must be the same as the predominate roof pitch of the principal dwelling.
 - 4. Trim. Trim edges of elements on the addition must be the same in type, size, and location as the trim used on the rest of the principal dwelling.
 - 5. Windows. Windows must match those in the principal dwelling in proportion (relationship of width to height) and orientation (horizontal or vertical).
 - 6. Eaves. Eaves must project from the building walls the same distance as the eaves on the rest of the principal dwelling.
- (d) *Detached accessory dwelling units.* Detached accessory dwelling units must meet the following:
 - 1. Setbacks.
 - i. For accessory dwellings 600 square feet or less, the structure must be located behind the principal dwelling and shall meet accessory structure setbacks defined in article VII, section 1.
 - ii. For accessory dwellings greater than 600 square feet, the structure shall meet principal structure setbacks defined in article V, section 2(D).
 - 2. Height. The maximum height allowed for a detached accessory dwelling unit is two stories or 24 feet.
 - 3. Character. The design, character, and treatment of the detached accessory dwelling unit should be as close as reasonably possible to those of the principal dwelling.
- (3) *Requirements for properties located within AEU zoning.*
 - (a) *Purpose.* Provide adequate permanent or temporary housing for property owners or agricultural employees working and living on the same property.
 - (b) *Number.* One accessory dwelling unit, plus one additional unit per each additional five acres of land under the same ownership.
 - (c) *Setbacks.* Detached accessory dwelling units must meet setback requirements for a principal structure.
 - (d) *Parking.* No additional parking space is required for accessory dwelling units.
 - (e) *Utility meter.* Accessory dwellings shall have no separate utility meter.
- (4) *Requirements for non-residential properties.*

- (a) *Purpose.* Provide adequate permanent or temporary housing for the property owner or manager to keep watch over the property or from the proprietor of an on-site business to work and live on the same property.
 - (b) *Number.* One accessory dwelling unit is permitted per property.
 - (c) *Setbacks.* An accessory dwelling unit attached to the principal structure must meet the principal structure dimensional standards of the zoning district in which the property lies. A detached accessory dwelling unit must be located behind the principal structure and meet accessory structure setbacks defined in article VII, section 1.
 - (d) *Parking.* No additional parking space is required for an accessory dwelling unit.
 - (e) *Utility meter.* Accessory dwellings shall have no separate utility meter.
 - (f) *Character.* The design, character, and treatment of the detached accessory dwelling unit should be as close as reasonably possible to those of the principal structure. A mobile home may not be used as an accessory dwelling unit.
 - (g) *Height.* The maximum height allowed for a detached accessory dwelling unit is two stories or 24 feet.
 - (h) *Maximum size.* Accessory dwelling units must be accessory in size and scale to the principal structure.
 - i. For properties less than one acre, the size of the accessory dwelling unit shall not exceed 1,000 square feet of living area.
 - ii. For properties one acre or greater, the size of the accessory dwelling unit shall not exceed 50 percent of the size of the principal structure, or 2,000 square feet, whichever is less.
- (B) *Affordable housing project.* A housing project, whether single-family owner occupied, multifamily owner-occupied, or rental development will be classified as an affordable housing project if it meets the following requirements throughout the development process:
- (1) Occupancy requirements for affordable housing projects. At least 30 percent of the units upon completion shall be occupied by individuals or families with annual incomes at or below 120 percent of the median annual income for the Palm Bay-Melbourne-Titusville Metropolitan Statistical Area (MSA).
 - (2) Within the 30 percent units set-aside for affordable housing:
 - (a) No less than 30 percent shall be designated for very low-income households, and
 - (b) No less than 30 percent shall be designated for low-income households, and
 - (c) No more than 40 percent shall be designated for moderate-income households.
 - (3) Occupancy timeline for affordable housing projects:
 - (a) At 40 percent of build-out of a project phase, 25 percent of the affordable units must be built.
 - (b) At 60 percent of build-out of a project phase, 50 percent of the affordable units must be built.
 - (c) All affordable units for a particular project phase must be completed at 80 percent of build-out of the project phase.
 - (d) For the purposes of this paragraph, a "unit" shall be deemed to have been "built" upon the issuance of a certificate of occupancy for said unit. A "project" shall be deemed to consist of the aggregation of a number of housing units being constructed as part of a common scheme or plan of development. The number of affordable units to be completed shall be calculated for each phase of a project.