

ACCESSORY DWELLING UNIT (ADU) HOMEOWNER AFFIDAVIT

Permit Number: _____

Owner: _____

Property Address: _____

1. I am the owner of the property located at _____

Parcel ID: _____ (the "Property").

2. I am applying for the above referenced permit to construct an Accessory Dwelling Unit ("ADU") on the Property.

3. I have reviewed, understand, and acknowledge the following:

530.24 Accessory Dwelling Units

a. Intent and Purpose. To allow Accessory Dwelling Units (ADUs) to be constructed in zoning districts that allow single family dwelling units and in portions of MPUDs that have single family dwellings as principal permitted uses. ADUs are intended to provide additional housing ancillary to the principal dwelling unit, to increase housing opportunities, promote mixed-income neighborhoods, encourage infill development, address the "missing middle" housing types, address affordable housing needs, and provide housing opportunities for extended families.

b. Required Standards. The following standards are necessary to ensure the compatibility of the ADUs with the surrounding neighborhoods and to mitigate negative impacts that would be caused by increasing residential densities in such neighborhoods. ADUs may be approved on individual parcels within existing neighborhoods and subdivisions or in conjunction with new development. ADUs may not be appropriate in every situation due to existing site constraints and limitations imposed by these standards. Existing MPUDs with ADU standards are not superseded by this Code section. Additionally, individual restrictive covenants may prohibit ADUs.

1. Dimensional Standards.

a. Size. The minimum size of an ADU shall be subject to the Florida Building Code. ADUs shall not exceed 1,200 square feet of living space. The ADU shall be smaller than the principal unit.



- b. Setbacks. The ADU shall comply with applicable principal structure zoning setbacks.
- c. Height. Shall not exceed the height limitations of the zoning district.
- d. Lot Coverage. Shall not exceed the lot coverage of the zoning district. For MPUDs that make a distinction between the principal structure and accessory structure lot coverage, the lot coverages shall be combined.

Special Exception in conformance with Section 402.4 of this Code may be approved for deviations from the requirements of “a” and/or “b” above.

2. Development Standards.

- a. Florida Building Code and the applicable provisions of this Code shall apply.
- b. Where a garage is converted to an ADU, the garage door shall be removed, and the building opening closed.
- c. Parking shall be provided on site unless permanent on-street parking is permissible within the neighborhood. The number of required parking spaces shall be pursuant to Section 907.1 of this Code.
- d. The ADU may be required to connect to existing water, sewer, electric, and other existing utility connections as determined by Pasco County. Where the principal dwelling unit relies on septic and groundwater, the applicant shall obtain an approval letter from the Florida Department of Health in Pasco County.
- e. An ADU may be located within the single-family dwelling with a separate entrance or within a conforming separate accessory structure. ADUs as separate structures may be subject to separate stormwater and solid waste non-ad valorem assessments.
- f. ADUs must be built on a permanent, fixed foundation that is designed to meet the requirements of the Florida Building Code and any referenced standards.

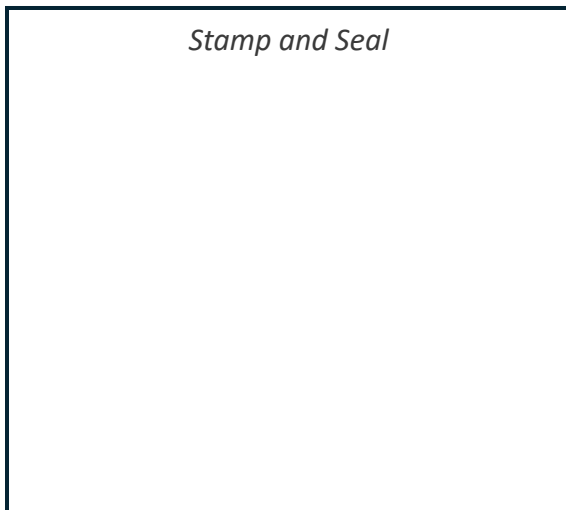
3. Additional Standards.

- a. Neither unit may be used as a Vacation Rental, as defined in this Code unless the process in LDC Section 402.5.B is followed.
- b. No more than one (1) ADU may be permitted per lot.
- c. An ADU may be constructed with or after the construction of the principal dwelling unit.

- d. A lot containing an ADU shall not be subdivided to separate the ADU from the principal dwelling unit unless such division can meet all applicable standards of the zoning district, land development regulations, and the Comprehensive Plan. This includes condominium and cooperative projects. Subdividing the parcel shall cause the ADU to become a principal structure. All applicable impact and mobility fees shall be paid.
 - e. ADUs are exempt from Comprehensive Plan and Zoning density calculations (including MPUDs) but shall be included in school planning calculations.
 - f. Notwithstanding Sections 1302.2, 1302.4, 1302.5, 1302.6 and 1302.7 of the LDC, no impact fee (other than school) shall be assessed for an ADU that is, cumulatively with any pre-existing ADU square footage, less than 500 total square feet in size. ADUs between 0 and 900 square feet shall pay the reduced multi-family rate for school impact fees. ADUs between 500 and 900 square feet shall pay the reduced ADU mobility fee rate and reduced multifamily library impact fee. ADUs in excess of the foregoing sizes shall pay the applicable single-family rate for all impact fees.
4. I further attest that I will adhere to these standards for Accessory Dwelling Units in the Pasco County Land Development Code and will be subject to code enforcement action if found in violation of these standards.

Owner Signature: _____ **Date:** _____

STATE OF FLORIDA
COUNTY OF PASCO



The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this _____, by _____ who is personally known to me or who has produced _____ as identification.

 Notary Signature

 Name Printed