

ACCESSORY DWELLING UNITS

Planning and Zoning

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Accessory Dwelling Units (ADUs) are smaller residential units that are located on the same property as the main house, and are regulated by Section 518 of the Manatee County Land Development Code. **ADUs:**

- may not be allowed by a Homeowner's Association; if you live in a deed restricted community, check with the HOA
- are prohibited in the Whitfield Residential Overlay District, and the Bayshore Gardens Park and Recreation District
- are prohibited in Planned Development communities, unless an ADU "use" is approved by the Board of County Commissioners for the Planned Development community, at a public hearing
- can be attached to the main house or be detached; only one ADU or guest house is allowed



**ATTACHED,
SECOND STORY**



**ATTACHED,
ONE STORY**



DETACHED



**DETACHED,
SECOND STORY**

- are smaller residential units with a full kitchen/bath, and a separate entrance
- must have a valid County Building Permit to construct:
 - ◇ must match architectural style and color of the main house
 - ◇ must have a designated parking space
 - ◇ will require available utility and school capacity
- must remain in the same ownership as the main house; are limited in size (750 s.f. max., except A, A-1 1,000 sf. max.) based upon the zoning district, required setbacks, existing natural resources, and site constraints
- require owner occupancy in either the main house or ADU, and a recorded notice to buyers

ZONING DISTRICTS

1. To determine the zoning district access the **GIS Mapping**
2. On the **Tool** tab enter the **Address**
3. On the **Data** tab turn on the **Zoning** layer

SETBACKS

Standard Zoning District setback information can be found in **Chapter 4 of the LDC, Tables 4-4, 4-5, 4-6, 4-7, 4-8 and 4-9.**

Planned Development setback information can be obtained by contacting the **Reviewer On-Call at 941-749-3070.**



ADUs

The **Accessory Dwelling Unit** requirements can be found in **Section 518 of the Land Development Code (LDC).**

More information on ADUs can be obtained by contacting the **Reviewer On-Call at 941-749-3070.**