

ADU Regulations in Other Florida Jurisdictions

	Accessory Dwelling Units Allowed?	Minimum Lot Size?	Owner Occupancy Standard?	Max Square Footage?	Parking Required?	Short-Term Rental Language?	Design Language?	Counted Toward Density? CHHA?	Impact Fees?	Source
Charlotte County	No	NA	NA	NA	NA	NA	NA	NA	NA	NA
City of Bradenton	Yes	5,000 - 6,000 sq ft in Village of the Arts, no min. elsewhere	Yes	1,000 sq ft or 80% of primary gross floor area, whichever is less	1 space	No	Height and limited to 1 bedroom	No/no restriction in coastal zones	No	Land Use Regulations 3.4.5.6
City of St. Petersburg	Yes	4,500 sq ft	No	750 sq ft (minimum 350 sq ft)	Yes	No	Yes	No	No	16.50.010
Hillsborough County	Yes	Conforming residential lots, 7,000 s.f. min in PD	Yes	900 s.f.; variance for 14,520 s.f. lot – up to 1,200 s.f. or 25% of principal dwelling, whichever is less	No	No	No	No/no restriction in coastal zones	No	Section 6.11.02 Hillsborough County LDC
Lee County	Yes, and accessory apartments	based on zoning, may not exceed maximum 25% lot coverage	No	50% of principal structure living area, not to exceed 25% max. lot	1 space	yes, 7 days or more for specific zoning districts	retain appearance of single family residence	Yes, but uses the maximum density allowed by FLUC	Yes	34-1177 Lee County LDC
Orange County	Yes; mh meeting the size requirements may be used in A zoning district	Yes, based on zoning district. ADUs allowed in PD	Yes, owner must occupy either primary or ADU	1,000 s.f. or 50% of the primary dwelling unit, whichever is less	1 space	No	2 bedroom max., same exterior finish/arch. detail as primary	No/NA	Yes, multifamily rate applies	Section 38-1426, Orange County COA

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Sarasota County	Yes	NA	Yes	750 sq ft	1 space	Yes, no less than 30 days	No specific design language other than height	Yes	Yes	Sarasota County Municode 5.3.2
City of Sarasota	Yes	NA	No	600	when no onstreet parking is available for existing dwelling units/on vacant lots when ADU is constructed with primary residence	No	Yes	No	unknown	City of Sarasota Municode Section VII-601