



# Accessory Dwelling Units

Code Amendment

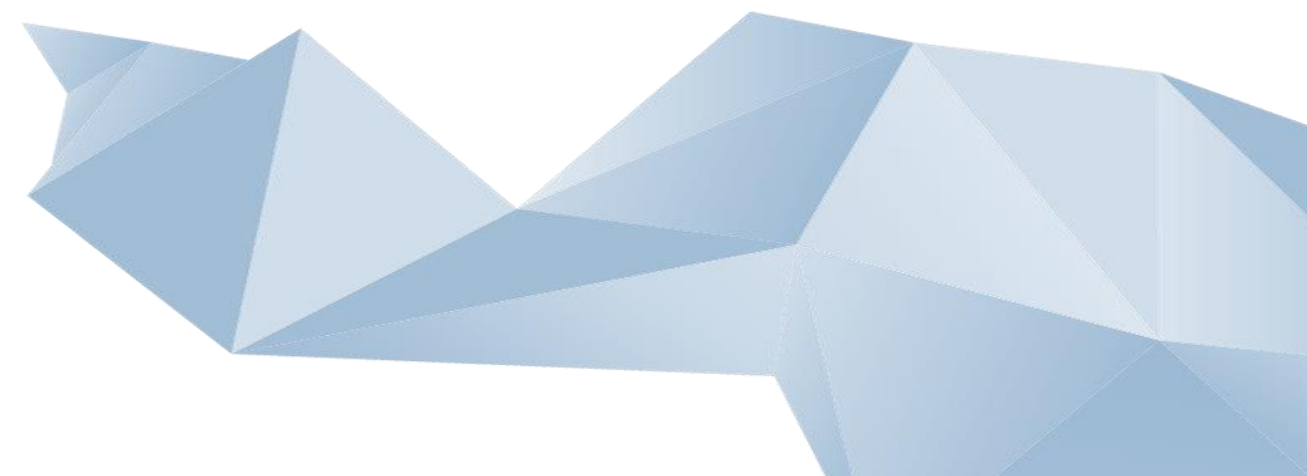
LDC #23-5882



**City Commission**

April 17, 2024

Department of Sustainable Development (DSD)



# Subject Area

Applicant:  
**City of Hallandale Beach**

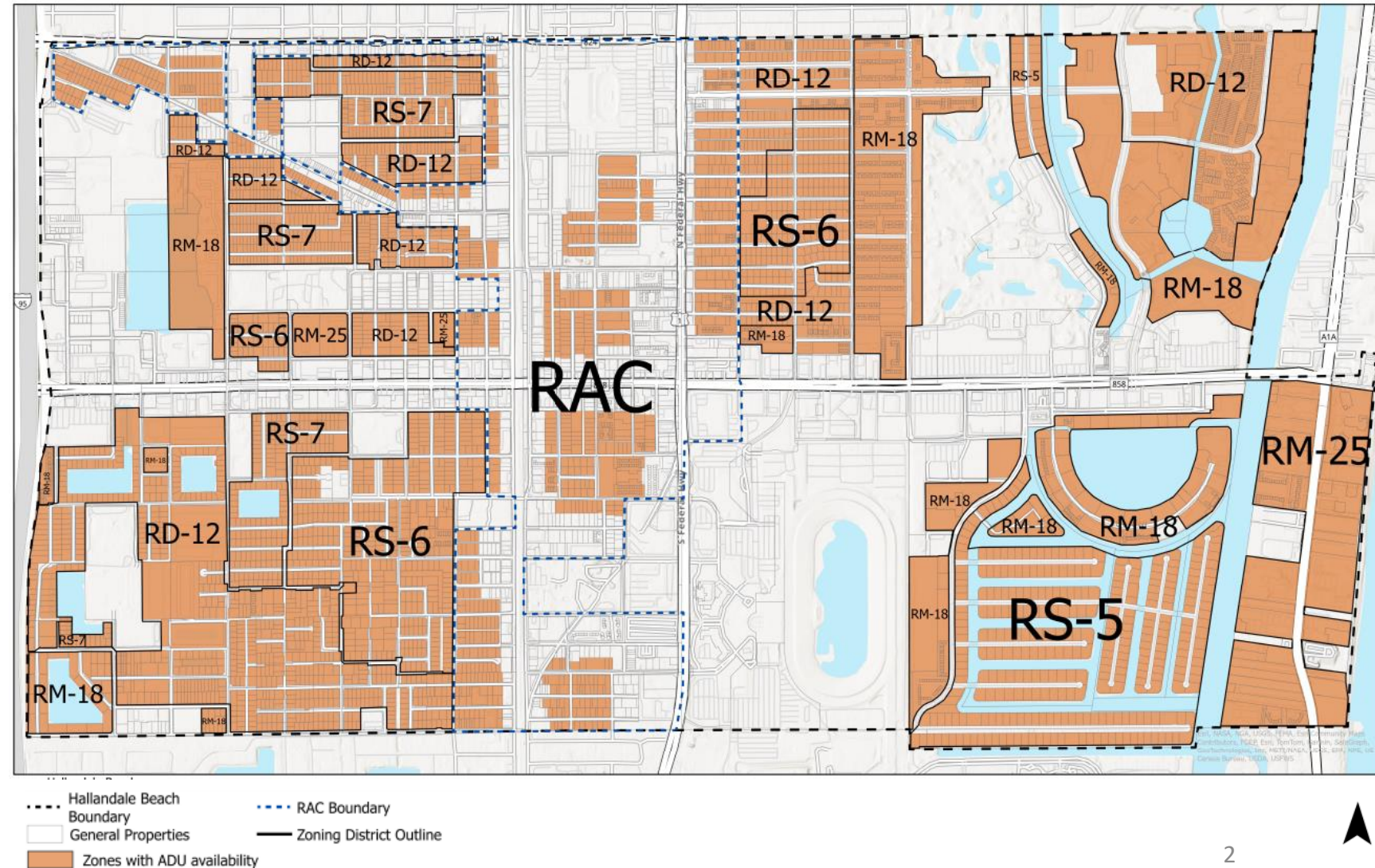
Project:  
**Accessory Dwelling Units**

Location:  
**Citywide**

Zoning:

- RS-5
- RS-6
- RS-7
- RD-12
- RM-18
- RM-25
- West RAC – Palms Gateway
- Central RAC – RAC Neighborhood
- Legal non-conforming single-family dwellings

## ADU PERMITTED DISTRICTS MAP



# Updates – Homestead/ Owner-Occupied Property

- Limiting ADUs to Homestead Exempt properties – Not Recommended
  - Limits ADUs for new construction
  - Precludes non-profit organizations from developing properties with ADUs
  - Existing Single-Family Homes - 2,802\*  
Homestead Exemptions - 1,695 (60.5%)\*

\*As of January 2024, BCPA

# Updates – Affordable Housing Limitation

Affordable income shall be limited to Very-Low-income persons which is limited to 50 percent of the AMI.

## Income Limit by Number of Persons in Household

| 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8      | 9      | 10     |
|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 33,600 | 38,400 | 43,200 | 48,000 | 51,850 | 55,700 | 59,550 | 63,400 | 67,200 | 71,040 |

## Rent Limit by Number of Bedrooms in Unit

| 0   | 1   | 2     | 3     | 4     | 5     |
|-----|-----|-------|-------|-------|-------|
| 840 | 900 | 1,080 | 1,248 | 1,392 | 1,536 |

# Updates – Parking



- Parking for primary dwelling or ADU is not required to be designated.
- Parking requirements:
  - Single Family– Min. 2 spaces
  - ADUs:

| Unit Size              | Minimum      | Maximum |
|------------------------|--------------|---------|
| < 500 sq. ft.          | Not Required | 2       |
| 500 sq. ft. or greater | 1            |         |

# Updates – Setbacks

## 1<sup>st</sup> Reading:

- No setback reduction in the front or side street
- 50% setback reduction in the side and rear yard with a minimum setback of five feet.

## Amended for 2<sup>nd</sup> Reading:

- No setback reduction in the front or side street
- No setback reduction in the side yard
- 50% setback reduction in the rear yard except for properties with rear yards abutting waterfronts - not eligible for an administrative variance

| RS-5                                   |  |   |
|--|--|---|
| <u>Required Setbacks</u>               | <u>1<sup>st</sup> Reading</u>          | <u>2<sup>nd</sup> Reading</u>             |
| Rear – 30 ft.<br>Golden Isles – 40 ft. | Rear - 15 ft.<br>Golden Isles - 20 ft. | Rear – 15 ft. *<br>Golden Isles - 20 ft.* |
| Side Interior – 10 ft.                 | 5 ft.                                  | 10 ft.                                    |

| RS-6                     |                               |                               |
|--------------------------|-------------------------------|-------------------------------|
| <u>Required Setbacks</u> | <u>1<sup>st</sup> Reading</u> | <u>2<sup>nd</sup> Reading</u> |
| Rear – 30 ft.            | 15 ft.                        | 15 ft. *                      |
| Side Interior - 7.5 ft.  | 5 ft.                         | 7.5 ft.                       |

| RS-7                     |                               |                               |
|--------------------------|-------------------------------|-------------------------------|
| <u>Required Setbacks</u> | <u>1<sup>st</sup> Reading</u> | <u>2<sup>nd</sup> Reading</u> |
| Rear – 20 ft.            | 10 ft.                        | 10 ft. *                      |
| Side Interior - 5 ft.    | 5 ft.                         | 5 ft.                         |

\*Except for properties abutting waterfront



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# Updates – Affordable Housing Limitation



Note: The general hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release: 5/15/2023

Effective: 5/15/2023

Implement on/before: 6/28/2023

## 2023 Income Limits and Rent Limits

### Florida Housing Finance Corporation

#### Multifamily Rental Programs and CWHIP Homeownership Program

**NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP**

| County (Metro)                           | Percentage Category | Income Limit by Number of Persons in Household |         |         |         |         |         |         |         |         |         | Rent Limit by Number of Bedrooms in Unit |       |       |       |       |       |
|--|---------------------|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|--|-------|-------|-------|-------|-------|
|  |                     | 1  | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 0  | 1     | 2     | 3     | 4     | 5     |
| Broward County<br>(Fort Lauderdale HMFA) | 20%                 | 13,440   | 15,360  | 17,280  | 19,200  | 20,740  | 22,280  | 23,820  | 25,360  | 26,880  | 28,416  | 336                                      | 360   | 432   | 499   | 557   | 614   |
|  | 25%                 | 16,800   | 19,200  | 21,600  | 24,000  | 25,925  | 27,850  | 29,775  | 31,700  | 33,600  | 35,520  | 420                                      | 450   | 540   | 624   | 696   | 768   |
|  | 28%                 | 18,816   | 21,504  | 24,192  | 26,880  | 29,036  | 31,192  | 33,348  | 35,504  | 37,632  | 39,782  | 470                                      | 504   | 604   | 698   | 779   | 860   |
|  | 30%                 | 20,160   | 23,040  | 25,920  | 28,800  | 31,110  | 33,420  | 35,730  | 38,040  | 40,320  | 42,624  | 504                                      | 540   | 648   | 748   | 835   | 922   |
|  | 33%                 | 22,176   | 25,344  | 28,512  | 31,680  | 34,221  | 36,762  | 39,303  | 41,844  | 44,352  | 46,886  | 554                                      | 594   | 712   | 823   | 919   | 1,014 |
|  | 35%                 | 23,520   | 26,880  | 30,240  | 33,600  | 36,295  | 38,990  | 41,685  | 44,380  | 47,040  | 49,728  | 588                                      | 630   | 756   | 873   | 974   | 1,075 |
|  | 40%                 | 26,880   | 30,720  | 34,560  | 38,400  | 41,480  | 44,560  | 47,640  | 50,720  | 53,760  | 56,832  | 672                                      | 720   | 864   | 998   | 1,114 | 1,229 |
|  | 45%                 | 30,240   | 34,560  | 38,880  | 43,200  | 46,665  | 50,130  | 53,595  | 57,060  | 60,480  | 63,936  | 756                                      | 810   | 972   | 1,123 | 1,253 | 1,383 |
|  | 50%                 | 33,600   | 38,400  | 43,200  | 48,000  | 51,850  | 55,700  | 59,550  | 63,400  | 67,200  | 71,040  | 840                                      | 900   | 1,080 | 1,248 | 1,392 | 1,536 |
|  | 60%                 | 40,320   | 46,080  | 51,840  | 57,600  | 62,220  | 66,840  | 71,460  | 76,080  | 80,640  | 85,248  | 1,008                                    | 1,080 | 1,296 | 1,497 | 1,671 | 1,844 |
|  | 70%                 | 47,040   | 53,760  | 60,480  | 67,200  | 72,590  | 77,980  | 83,370  | 88,760  | 94,080  | 99,456  | 1,176                                    | 1,260 | 1,512 | 1,747 | 1,949 | 2,151 |
|  | 80%                 | 53,760   | 61,440  | 69,120  | 76,800  | 82,960  | 89,120  | 95,280  | 101,440 | 107,520 | 113,664 | 1,344                                    | 1,440 | 1,728 | 1,997 | 2,228 | 2,459 |
|  | 120%                | 80,640   | 92,160  | 103,680 | 115,200 | 124,440 | 133,680 | 142,920 | 152,160 | 161,280 | 170,496 | 2,016                                    | 2,160 | 2,592 | 2,995 | 3,342 | 3,688 |
|  | 140%                | 94,080   | 107,520 | 120,960 | 134,400 | 145,180 | 155,960 | 166,740 | 177,520 | 188,160 | 198,912 | 2,352                                    | 2,520 | 3,024 | 3,494 | 3,899 | 4,303 |
| Median: 88,500                           |                     |  |         |         |         |         |         |         |         |         |         |  |       |       |       |       |       |