STEPS FOR APPROVAL

STEP 1

Contact the City Planning Division at 407.246.2269 (option 1), or cityplanning@orlando.gov to find out if your property is eligible for an ADU.

STEP 2

Obtain an up-to-date property survey.

STEP 3

Work with a design professional to draw a site plan. Include the calculations for your property's ISR (impervious surface ratio) and FAR (floor area ratio).

STEP 4

Confirm utility providers and availability of connections.

STEP 5

Apply for Permits, at Orlando.gov/permits. For permitting questions, please contact Permitting Services at 407.246.2271, or digitalpermits@orlando.gov.

LEARN MORE

ORLANDO.GOV/ADU

Zoning Questions:

407.246.2269
Press "1" to reach the Planner on Call
cityplanning@orlando.gov

Permit Questions:

407.246.2271
digitalpermits@orlando.gov

This brochure was made possible for the community due to the generous support of AARP.

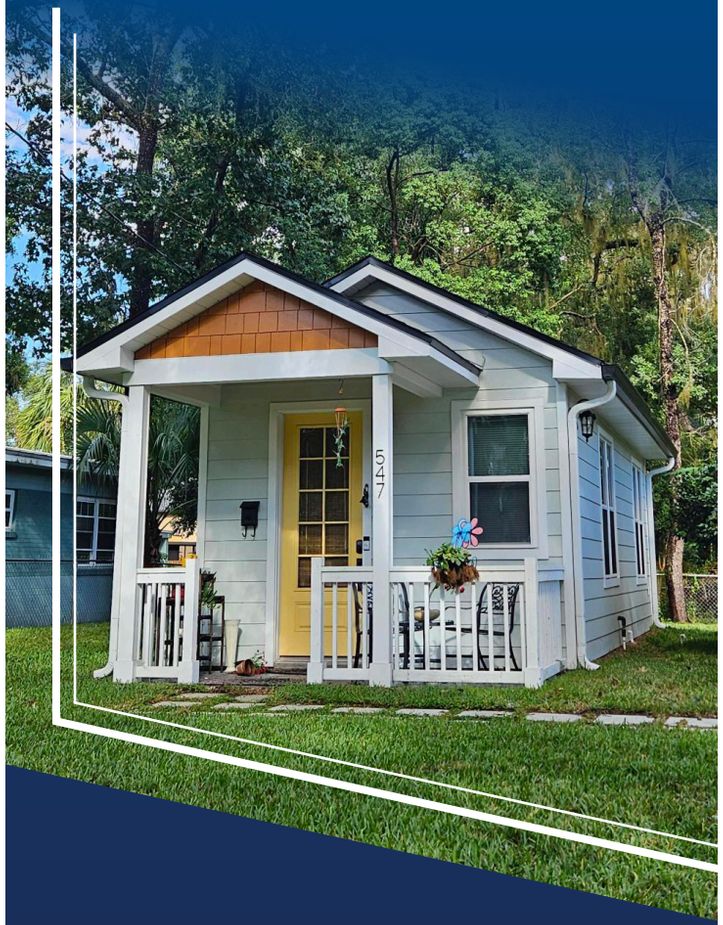
AARP®

CITY OF ORLANDO
PLANNING

CITY OF ORLANDO

AGING IN PLACE

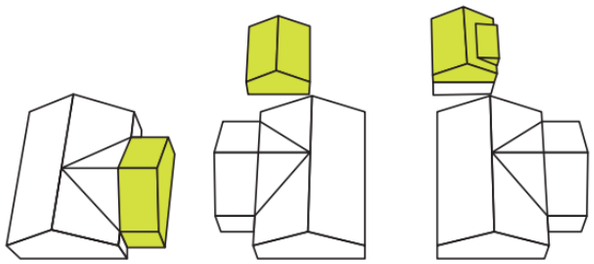
WITH ACCESSORY DWELLING UNITS



WHAT IS AN ADU?

Commonly known as an in-law suite, garage apartment, guest house, or granny flat, an Accessory Dwelling Unit (ADU) is a separate living unit on the same lot as a single-family home.

ADUs can be built attached or detached to your home, and have independent access to give an aging relative the chance to continue living independently while remaining close to family members who can offer assistance within seconds when needed.



ATTACHED ADU

DETACHED ADU

THE BENEFITS OF ADUs

Building an ADU is not an overnight decision, especially when it comes to housing an elderly relative. We listed a few reasons on why an ADU may be the solution for you:

Provide Supervision and Care

Your relative will live just a few steps away from you, making supervision and care easier. If they need to visit the hospital, you can get them there quickly.

Independence

ADUs have an independent entrance, kitchen and bathroom. You can continue to offer the same love and attention you would if they stayed in your own home, while also providing them with the same independence and privacy they've always had.

Save on Costs

Typically, your construction costs will be equivalent to 2 years in assisted living facility costs[1], with the advantage of the ADU lasting you for a lifetime, and adding value to your property.

[1] carescout.com/cost-of-care

FEASABILITY

The City of Orlando allows one (1) ADU per lot. The maximum size is 500 sq. ft. or 1,000 sq. ft. of building space, depending on your property.

Detailed eligibility for an ADU depends on zoning and lot size. Please review our ADU fact sheet with detailed Zoning standards to find out if you're eligible for an ADU and all the Code standards you must meet.

POTENTIAL COSTS

Construction costs vary with ADU size, finishing materials and site characteristics. Other costs include property survey, design and contracting professionals, building permit fees, impact fees and utility connections.