

Orlando ADU Pre-Application Checklist

Resident Guide for Accessory Dwelling Unit Requirements

IMPORTANT NOTICE: A topographic survey is required for all ADU applications. Make sure to hire a licensed surveyor before submitting your application. This cost may be eligible for rebate if all of the conditions are met below.

Yes No

1. Will your planned ADU project be located in the City of Orlando?

Location check: Your property must be located within Orlando city limits. Only properties inside the City of Orlando boundaries are eligible for ADU permits. [Check if your property is in city limits.](#)

2. Will your planned ADU project comply with the City's Impervious Surface Ratio (ISR) limits?

Your ADU, including any new driveways, patios, or walkways, cannot exceed 500 total square feet. Additionally, per ISR limitations, your existing house, planned ADU, and all existing and planned paved areas cannot cover more than 55% of your property. Measure your current existing structures, impervious surfaces, and planned ADU project (including any new paved surfaces) to determine if the total complies with both requirements. [Learn more about size requirements and ISR requirements.](#)

3. Will your planned ADU project be outside of a flood zone?

[Check the city's flood zone maps](#) to see if you reside within a flood zone.

4. Will your planned ADU project comply with the City's easement restrictions?

Your ADU cannot be built on any dedicated easement. Easements are areas of your property reserved for utilities like power lines, potable- or storm- water pipes, or sewer lines. Even though it's your land, you can't build on these areas. [Find utility easement information.](#)

ADUs require their own individual electric and water meters, and sufficient utility easements for your provider. Contact your electric and water provider(s) to determine their easement and metering requirements.

Per Florida Administrative Code Rule 25-6.049 (5), "Individual electric metering by the utility shall be required for each separate occupancy unit of new commercial establishments, residential buildings, condominiums, cooperatives, marinas, and trailer, mobile home and recreational vehicle parks." 25-6.049. Measuring Customer Service, 25-6. Electric Service By Electric Public Utilities, D25. Departmental, 25. Public Service Commission, Florida Administrative Code

5. Will your planned ADU project comply with the City's backyard and property-line requirements?

ADUs attached to the principle structure must meet the principle structure's setback requirements. Detached ADUs must meet the requirements for accessory structures. [Learn more about setback requirements.](#)

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Yes

No

6. Will your planned ADU project comply with the City’s water drainage requirements?

Your ADU project cannot change how rainwater currently flows across your property. After building your ADU, rainwater must continue to drain the same way it does now. You can't redirect water onto neighboring properties or block natural drainage. [Learn about drainage requirements.](#)

Need Help?

Orlando Building Development Services

Phone: (407) 246-2269

* This checklist is associated with the City of Orlando’s ADU Incentive Program and is a simplified guide based on the city’s current ADU requirements. Those hoping to apply for the program should verify requirements with the city’s Building Development Services before beginning your project, as regulations may change.