

16017 Johns Lake Rd – Clermont, FL

Accessory Dwelling Unit given the following information located in the Land Development Regulations 10.01.03

Accessory Dwelling Units, are met.

10.01.03 Accessory Dwelling Units.

A. Purpose. The purpose of this Section is to provide for less expensive housing units to accommodate growth, provide housing for relatives and to provide for security.

B. Definition and Standards. Accessory Dwelling Unit is a self-contained dwelling with its own entrance, cooking accommodations, and complete bathing facilities, which shares a parcel or lot with a single-family dwelling unit.

Accessory Dwelling Unit may be allowed within the Agricultural and residential zoning districts provided that all of the following requirements are met:

1. The Lot must be a Lot of Record or a legally created Lot.
2. No more than one (1) Principal Dwelling Unit and one (1) Accessory Dwelling Unit Shall be permitted on any Lot of Record, or legally created Lot. A lot or parcel of land containing an Accessory Dwelling Unit shall be occupied by the owner of the premises, and the owner may live in either the Accessory Dwelling Unit or the Principal Dwelling Unit. Prior to the date a building permit is issued for an Accessory Dwelling Unit or prior to the use of an existing Structure as an Accessory Dwelling Unit, the Owner Shall execute and the County Manager or designee Shall record in the public records of Lake County, Florida, at the Owner's expense, a legal document that requires the principal dwelling and the Accessory Dwelling to remain in the same ownership and limiting occupancy of either the Principal Dwelling Unit or the Accessory Dwelling Unit to the owner of the property. Proof that such restrictions has been recorded shall be provided to the County Manager, or designee, prior to issuance of the occupancy permit for the Accessory Dwelling Unit.
3. An Accessory Dwelling Unit may be an apartment unit or a stand-alone building that is not accessible from the interior living area of the primary dwelling.
4. If one or more of the following factors exist or are depicted on a plot plan or construction plan, the structure shall be determined to be an Accessory Dwelling Unit:
 - a. A separate utility meter may service the additional living space;
 - b. The additional living space may have a separate address;
 - c. The additional living space may be connected to the primary dwelling by a breezeway or walkway regardless of whether it is enclosed or open; or
 - d. The additional living area qualifies as a separate dwelling under the Florida Building Code.

5. The enclosed living area of the Accessory Dwelling Unit Shall not exceed one thousand two hundred (1,200) square feet or seventy percent (70%) of the air conditioned, enclosed living area of the principal dwelling (excludes garages, patios, porches and the like), whichever is greater.
6. The Accessory Dwelling Unit Shall be located and designed not to interfere with the appearance of the principal dwelling as a one-family Dwelling Unit. If the lot is less than an acre, the Accessory Dwelling Unit Shall be the same architectural style as the principal Dwelling Unit unless developed under the provisions of Section 22-19, Lake County Code.
7. The principal dwelling unit and the Accessory Dwelling Unit shall share a common driveway if access to the Accessory Dwelling Unit is from the same right-of-way or easement.
8. Impact fees Shall be paid on an Accessory Dwelling Unit unless it qualifies for an exemption under Chapter 22, Lake County Code.
9. Mobile or modular homes installed for purposes of being used as an Accessory Dwelling Unit shall have a solid foundation or Permanent skirting around the perimeter of the unit and any wheels, tongue or any transportation apparatus must be removed or enclosed.

(Ord. No. 2023-50, § 3, 8-8-23; Ord. No. 2025-4, § 3, 1-21-25)

You may visit Appendix E, LDR, Chapter 10.01.03 Accessory Dwelling Unit. For an electronic copy of this information above.

Respectfully,

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