

**INDIAN RIVER COUNTY, FLORIDA**  
**M E M O R A N D U M**

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**TO:** Board of County Commissioners

**THROUGH:** John A. Titkanich, Jr., County Administrator

**PREPARED BY:** Andrew Sobczak, Interim Community Development Director

**DATE:** June 26, 2023

**SUBJECT:** Increased Size Allowances for Accessory Structures on Large Single-Family Parcels

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It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of July 11, 2023.

**BACKGROUND:**

Over the past several years, Planning Division staff has seen an increase in the number of inquiries and/or building permit submittals to construct larger accessory structures (e.g. detached garages, pre-engineered metal buildings, multiple large storage sheds, etc.) on single-family zoned parcels. This has been increasingly apparent during the recent influx of new people relocating from northern states where homes typically have extra storage space within basements and/or large attics.

Historically, staff has relied on the definition for “accessory use” contained within the County land development regulations (LDRs) to determine the maximum allowable size and building area for accessory structures located on single-family zoned parcels. Specifically, the definition states that an accessory use, “is subordinate in purpose, area, and extent to the principal use served.” Therefore, staff’s interpretation of this definition has been that the cumulative total of all accessory structures on a single-family parcel must be at least one square foot smaller than the cumulative (enclosed) building area of the principal use (i.e. the single-family home).

It is still staff’s opinion that this interpretation should remain unchanged for “standard” single-family parcels. However, it may also be appropriate to allow accessory structures to exceed the size of the principal use on larger single-family parcels that are .5 to 1 acre in size (or larger) where the visual impact of a larger accessory structure(s) would be lessened due to the size of the parcel.

**RECOMMENDATION:**

Staff recommends that the Board of County Commissioners consider the proposed LDR amendment request and authorize Planning Division staff to draft a County-initiated LDR amendment to provide increased size allowances for accessory structures on larger single-family parcels.