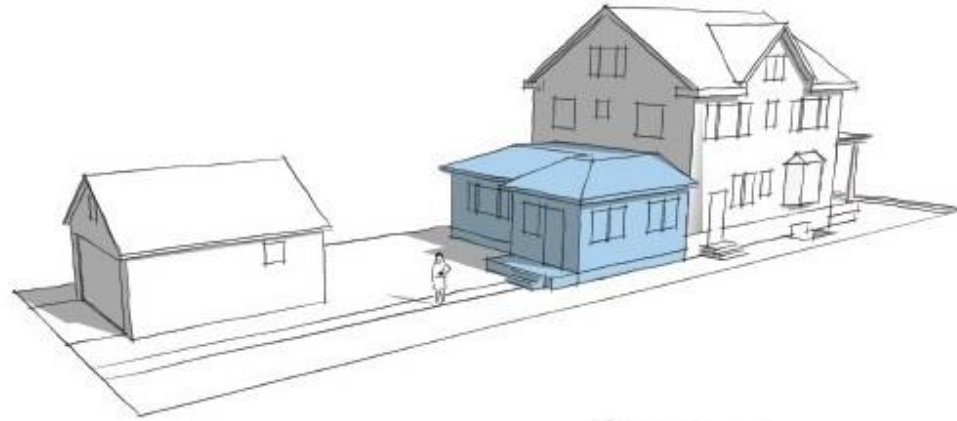


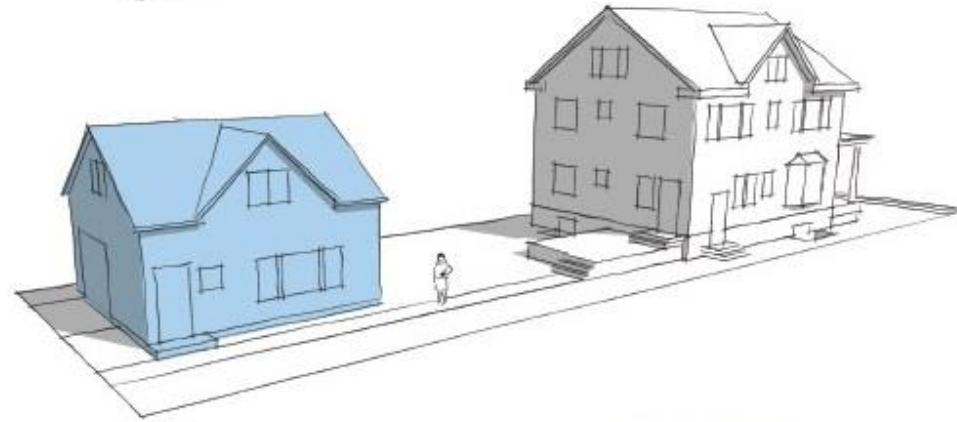
What is an Accessory Dwelling Unit (ADU)?

- Commonly defined as independent housing units created within single-family homes (attached ADU's) or on their lots (detached ADU's)
- An 'accessory use' with specific zoning and permitting requirements
- While an ADU can be designed as a 'tiny home' (backyard cottage), a 'tiny home' is not always an ADU. Also many ADU's are not 'tiny'.

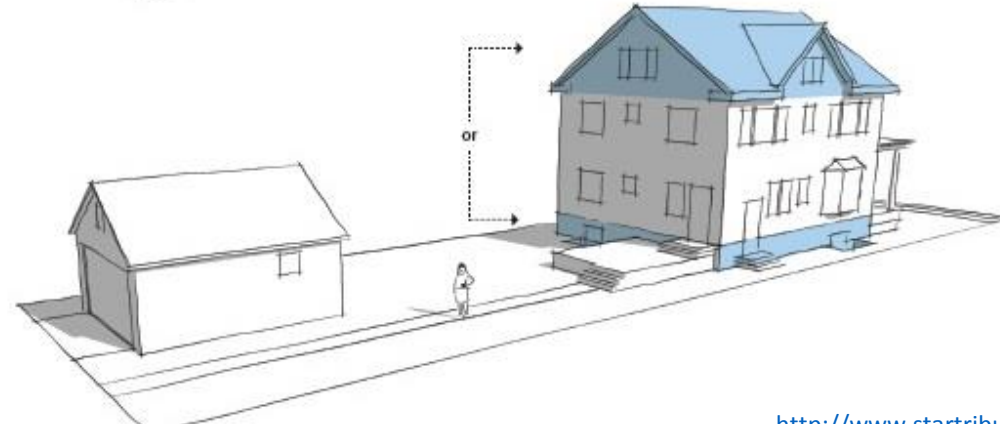
Common ADU Types



Attached

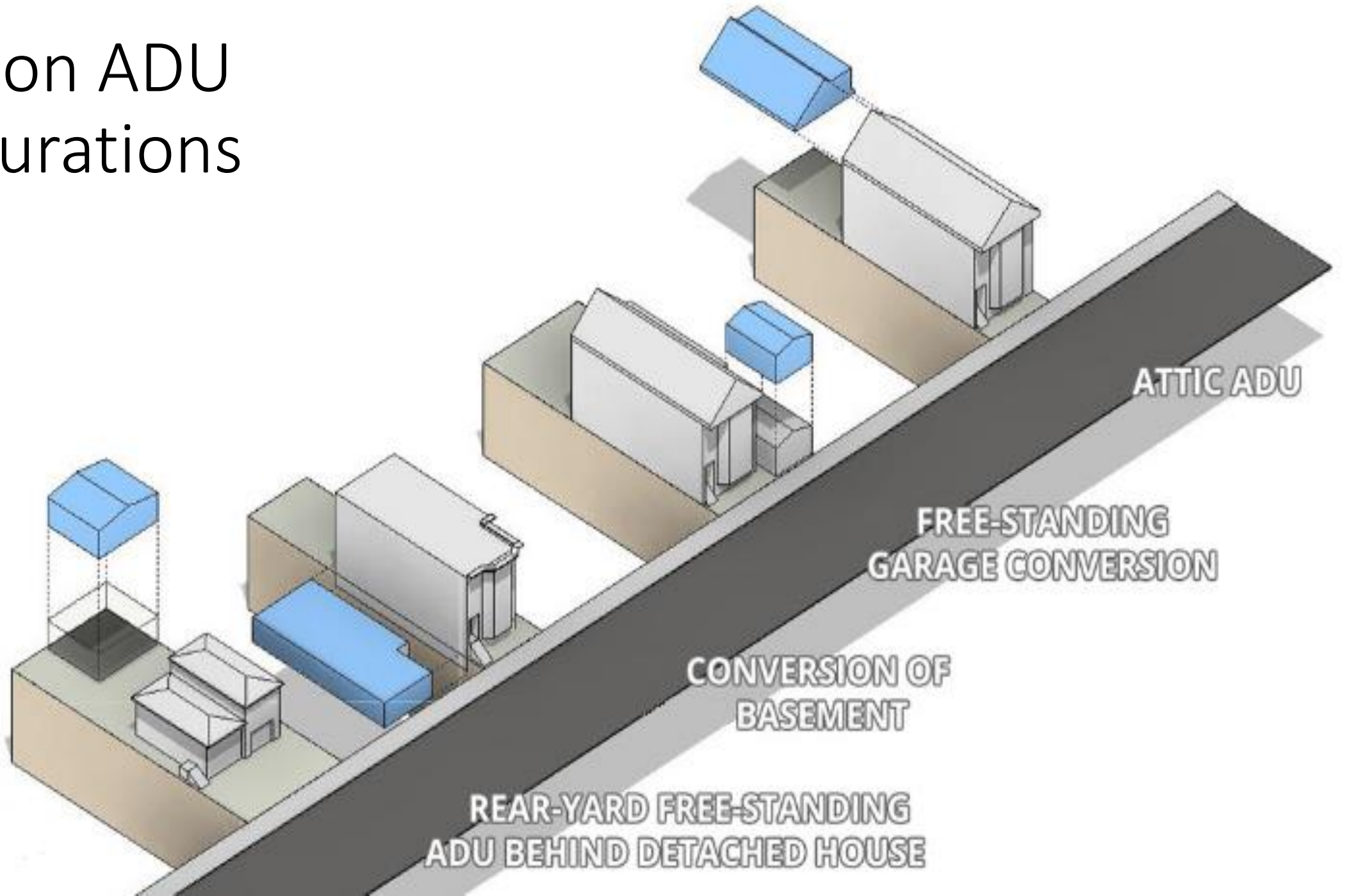


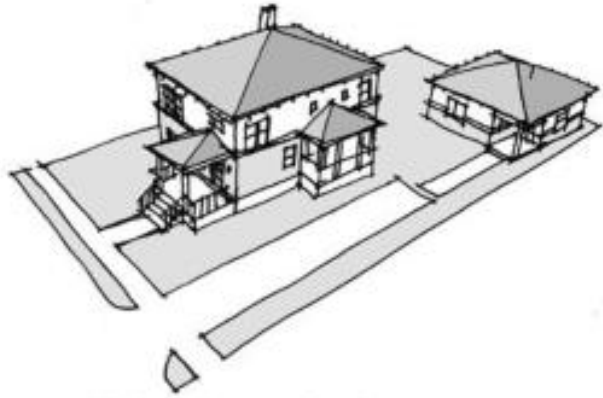
Detached



Internal Conversion

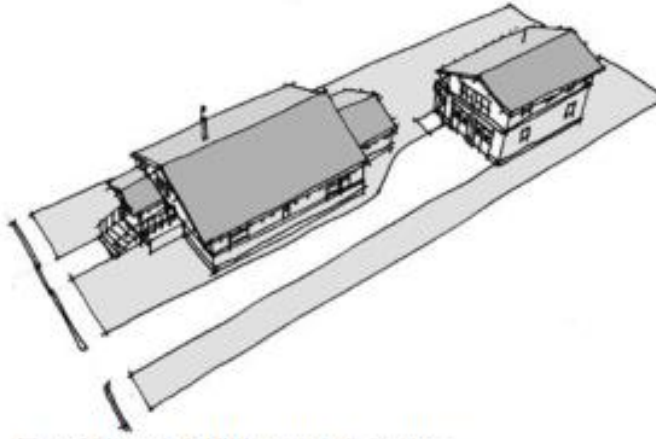
Common ADU Configurations





One Story Backyard Cottage

- 5' setbacks
- Uncovered parking in driveway



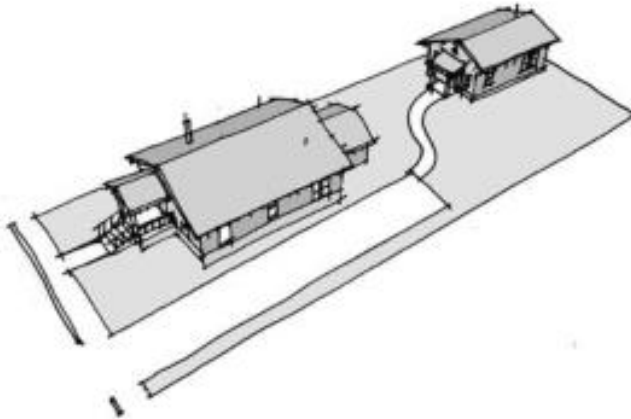
Two Story ADU over Garage

- 5' side yard setback
- 20' rear yard setback
- Parking in garage and driveway



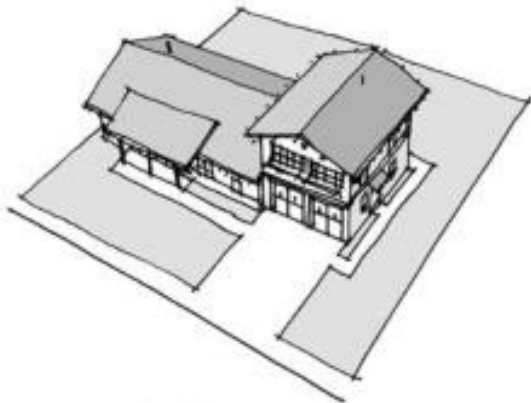
1-1/2 Story Backyard Cottage

- 5' side yard setback
- 20' rear yard setback
- Uncovered parking in driveway



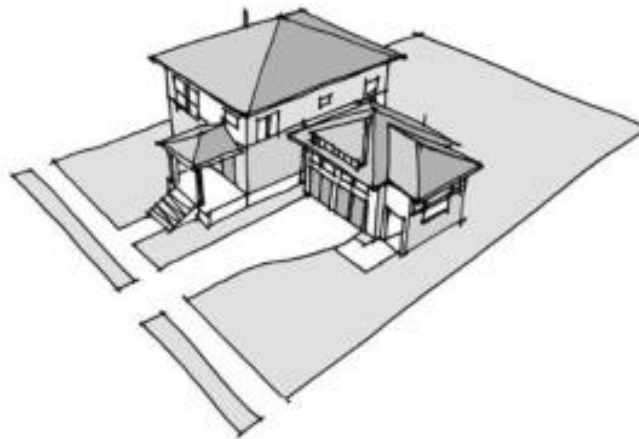
One Story Backyard Cottage

- 5' setbacks
- Uncovered parking in driveway



ADU and Garage Addition–Front

- 5' side yard setback
- 20' rear yard setback
- Parking in garage and driveway



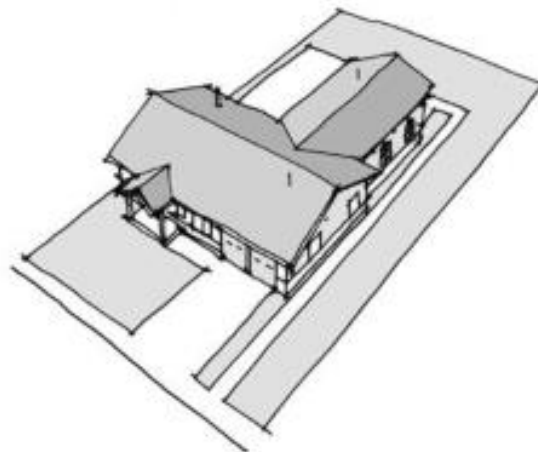
ADU and Garage Addition–Side

- 5' side yard setback
- 20' rear yard setback
- Parking in garage and driveway



ADU and Garage Addition–Rear

- 5' side yard setback
- 20' rear yard setback
- Parking in garage and driveway



One Story Backyard Addition

- 5' side yard setback
- 20' rear yard setback
- Parking in garage and driveway

Benefits - Flexibility

Accessory Dwelling Units

 LIVE
 RENT

Rental Income



Living Space



Aging in Place



Internal Conversion



www.housez.com



www.pinterest.com



www.decorist.com

Basement remodels may provide additional living and/or working space.



www.accessorydwellings.org



www.patch.com

Attics may be remodeled to create additional living space that is full-height or partial height.



www.homedit.com



www.apartmenttherapy.com



www.decoist.com

Other spaces for remodels include master bedroom suites, lofts, or sunrooms.



www.homedit.com



www.diyhouseplans.com

Food preparation amenities in remodels are limited to kitchenettes, which allow a maximum 120 volt electrical service (standard wall outlet), sink, and refrigerator

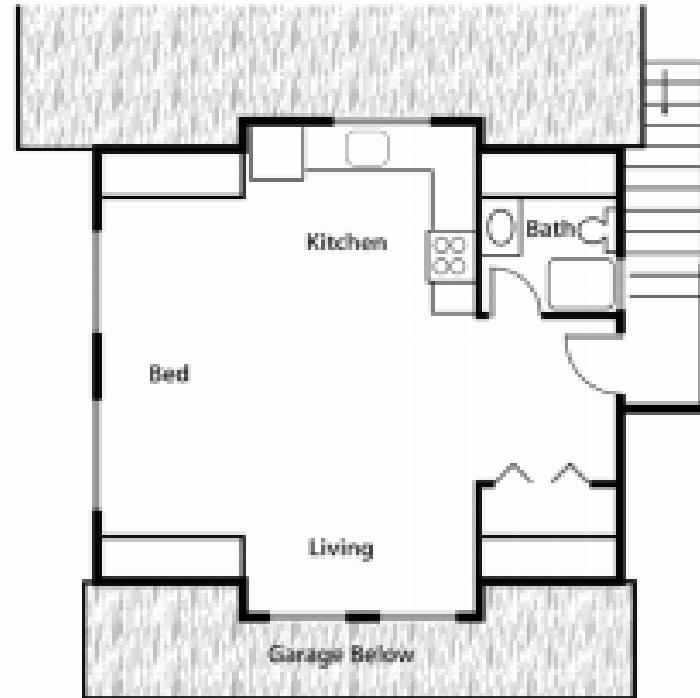
Garage Conversion



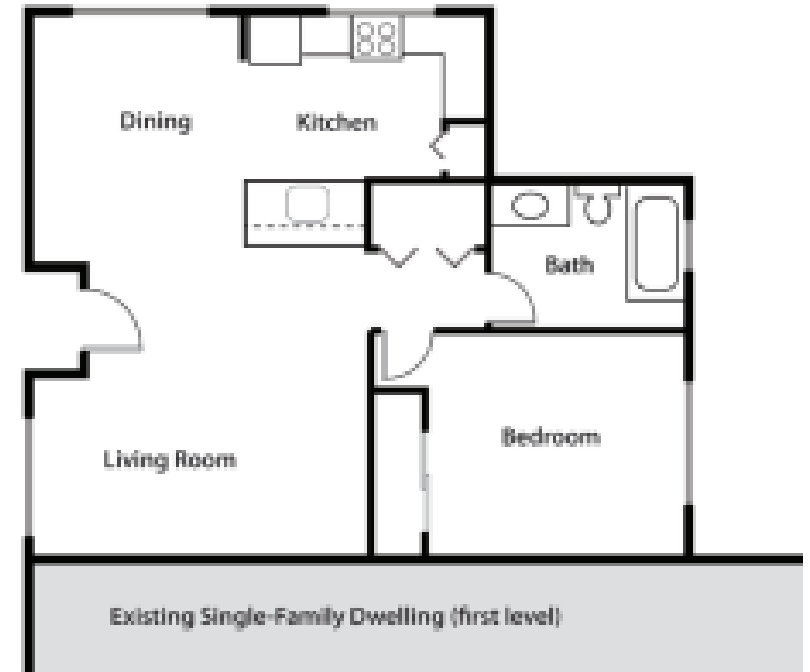
Conversion of existing attached garage into an approx. 750 sq. ft. ADU. Includes one bedroom, living/dining area, a full kitchen, and an approx. 55 sq. ft. "pop-out".



Attached ADU (Addition)



Approx. 550 sq. ft. ADU above existing attached garage. Includes studio bedroom/living area and full kitchen.



Approx. 800 sq. ft. ADU added on to rear of single-family dwelling. Includes one bedroom and full kitchen.

Detached ADU



PROJECT



SQUARE FEET



LOCATION

Seattle
(suburbs), WA

USE

Guest house /
planned in-law
apartment

COST

\$90,000

ORGANIZATION

Adu is at the far side
of the yard across from
the garage of the main
house. Entry is through
the yard which is claimed
by both structures.



PROJECT

SQUARE FEET

LOCATION

USE

SUSTAINABILITY ORGANIZATION



469 Square feet

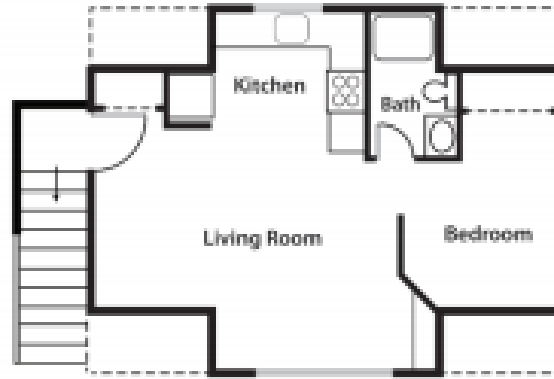
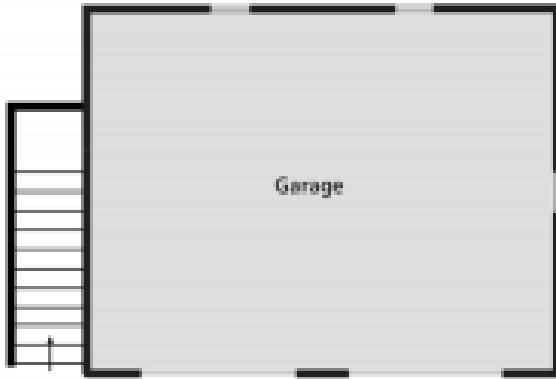
California

Guest house, planned
in-law

n/a

Plantings at the front
of the adu screen
views from the street.
Siting in the backyard
create a shared
outdoor space.

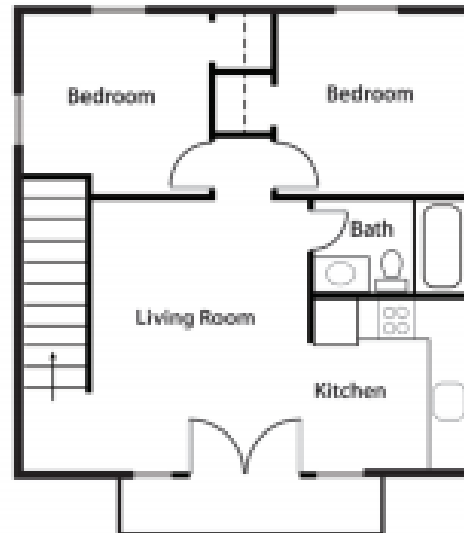
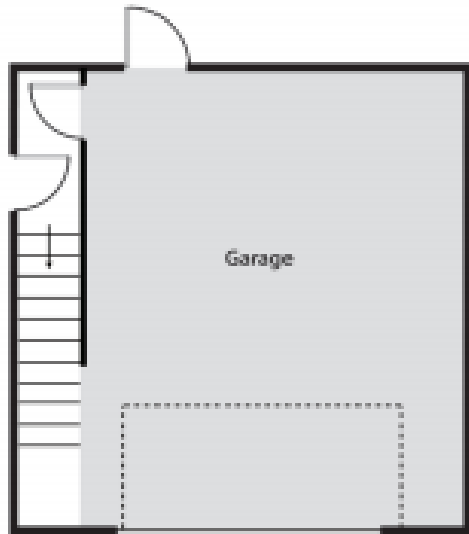
Detached - Above Garage



Approx. 460 sq. ft.
ADU above existing detached garage.
Includes one bedroom and full kitchen.



www.pinterest.com



Approx. 640 sq. ft.
ADU above existing detached garage.
Includes two bedrooms and full kitchen.



www.historicshed.com

New Build Home

