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

- Attic ADU
- Free-Standing Garage Conversion
- Conversion of Basement
- Rear-Yard Free-Standing ADU Behind Detached House
**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

Rental Income
Living Space
Aging in Place

Source: https://hammerandhand.com/
Internal Conversion

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

Attics may be remodeled to create additional living space that is full-height or partial height.
Other spaces for remodels include master bedroom suites, lofts, or sunrooms.

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

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>SQUARE FEET</th>
<th>LOCATION</th>
<th>USE</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adu</td>
<td>350 Square feet</td>
<td>Seattle (suburbs), WA</td>
<td>Guest house / planned in-law apartment</td>
<td>$90,000</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>SQUARE FEET</th>
<th>LOCATION</th>
<th>USE</th>
<th>SUSTAINABILITY</th>
<th>ORGANIZATION</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>469 Square feet</td>
<td>California</td>
<td>Guest house, planned in-law</td>
<td>n/a</td>
<td>Plantings at the front of the adu screen views from the street. Sitting in the backyard create a shared outdoor space.</td>
</tr>
</tbody>
</table>
Detached - Above Garage

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

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

New Build Home