



# Accessory Dwelling Units (ADUs)

## Hints for Homeowners & Considerations for Municipal Officials & Staff

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# Overview

## Part 1: For Homeowners

- Types of ADUs
- Why add an ADU?
- Next Steps

## Part 2: For Municipal Officials & Staff

- Benefits of ADUs
- Example code language
- Action Steps

# Types of ADUs





# Accessory Dwelling Units

## Also Known as:

- ADUs
- Granny flats
- In-law apartments
- Casitas
- Back yard cottages
- Garage apartments







Some are  
attached

Some are  
detached





Some are  
traditional



Some are  
modern



Some are  
fancy

Some are  
plain







**Some are rustic**

**Some are fanciful**







**Some are studios**





**Some have one  
bedroom**

**Some have two  
bedrooms**







**Some are over  
garages...**

**...both attached  
and detached**





**Some are built for  
aging-in-place**





# Homeowners: Why add an ADU?

Reasons include:

- Age in place/in community
- Income generating investment
- Multi-generational living
- Caring for loved ones at home
- Preparing for future downsizing

# Homeowners:

## Considerations & Next Steps:

**Check with:**

**1. Your zoning/planning administrator:**

Allowed? By Right or Conditional use?

**2. Local lender:**

Loan products & rates?

**3. Designer, design/build, or contractor:**

Availability, rates, similar projects?

# Homeowners:

## ADU Zoning Codes in Dane County

### By Right

Madison

Verona

Fitchburg

Others?

### Conditional Use

Towns

Others?

## Part 2: For Municipal Officials & Staff

- Benefits of ADUs to your community
- Example code language
- Actions Steps



# Benefits of ADUs to your community

## Example Purpose Statement:

A. The purpose of regulating ADUs is to:

- (1) Create new housing units while respecting the look and scale of single-family residential development;
- (2) Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;

*continued.....*



- (3) Allow more efficient use of existing housing stock and public infrastructure;
- (4) Provide a broader range of housing opportunities and mix of housing options that respond to changing family needs and smaller households; and
- (5) Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, services, and companionship.



# For Municipal Officials & Staff

Check for consistency:

Regulations  
& Guidelines

Comprehensive  
Plan



# Example code language: #1 Definition

## Accessory Dwelling Unit:

A second dwelling unit contained within a single-family dwelling or within a detached building located on the same lot as a single-family dwelling.

This definition includes accessory buildings constructed in connection with a private garage or a private garage converted into a dwelling unit.





## Example code language #2: Guidelines

- (a) The principal dwelling or the accessory dwelling unit must be owner-occupied except that a temporary absence of up to six (6) months is allowed.
- (b) The principal dwelling must be a single-family detached dwelling.
- (c) No more than one (1) accessory dwelling unit may be located on a lot.



- (d) The number of occupants of the accessory dwelling unit shall not exceed one (1) family or two (2) unrelated individuals.
- (e) The accessory dwelling unit shall not be sold separately from the principal dwelling.
- (f) The maximum height of a detached building containing an accessory dwelling unit, including one built above a garage or similar space, shall be twenty-five (25) feet.



- (g) The size of an accessory dwelling unit shall be [five to twelve] hundred square feet.
- (h) An accessory dwelling unit shall contain no more than two (2) bedrooms.
- (i) The minimum setback requirements shall be those for accessory buildings or structures of the underlying zoning district.

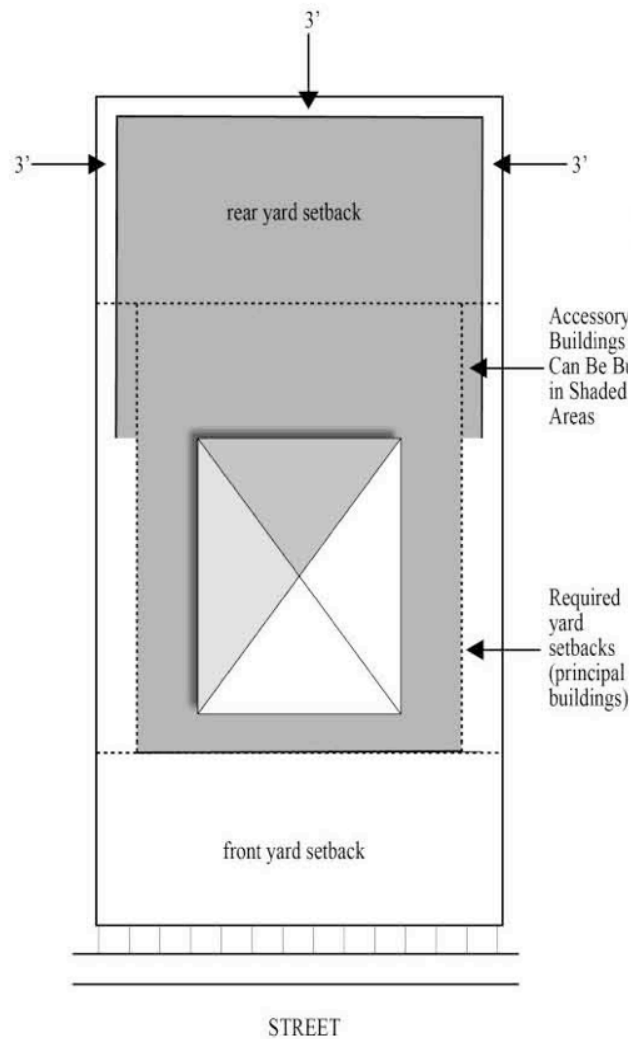


(j) Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.

(k) For accessory dwelling units constructed within the principal building, the appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of a single-family dwelling.







## Example setback diagrams for ADUs #1

Figure II: Accessory Building Placement  
Accessory buildings may be located in shaded areas.

# Example setback diagrams for ADUs #2

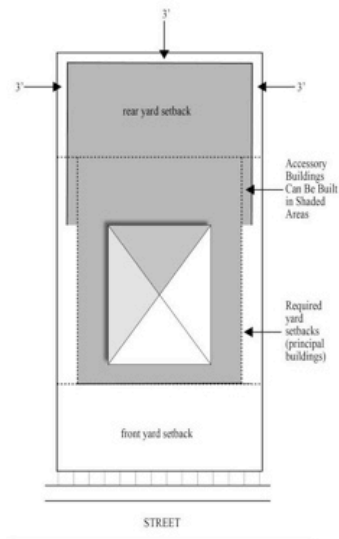


Figure 11: Accessory Building Placement  
Accessory buildings may be located in shaded areas.

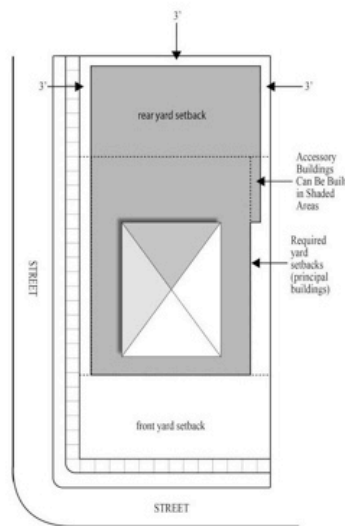


Figure 12: Accessory Building Placement for Corner Lots. Accessory buildings may be located in shaded areas.

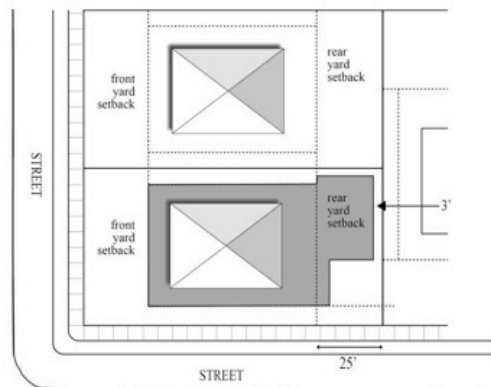


Figure 13: Accessory Building Placement for Reverse Corner Lots. Accessory buildings may be located in shaded areas.

# Contradictions in the existing code?



**Example:**     **P = Permitted By Right**  
                      **C = Conditional Use (see Article XVII)**  
                      **— = Not allowed**

<b>Land Use: RESIDENTIAL</b>	<b>Zoning Districts</b>			
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>
<b>Single-family dwelling</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Two-family dwelling</b>	<b>—</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Multifamily dwelling</b>	<b>—</b>	<b>C</b>	<b>—</b>	<b>C</b>
<b>Manufactured home park</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>C</b>
<b>Nursing home or assisted-living facility</b>	<b>—</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Bed-and-breakfast</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Home occupation</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<b>Accessory dwelling unit</b>	<b>C</b>	<b>C</b>	<b>—</b>	<b>C</b>

**Is this consistent with the comprehensive plan  
or the stated purpose?**

# **Article XVII Conditional Use Permits**

§ 190-150 Purpose and intent.

§ 190-151 Applicability.

§ 190-152 Application requirements.

§ 190-153 Public hearing required.

§ 190-154 Review criteria.

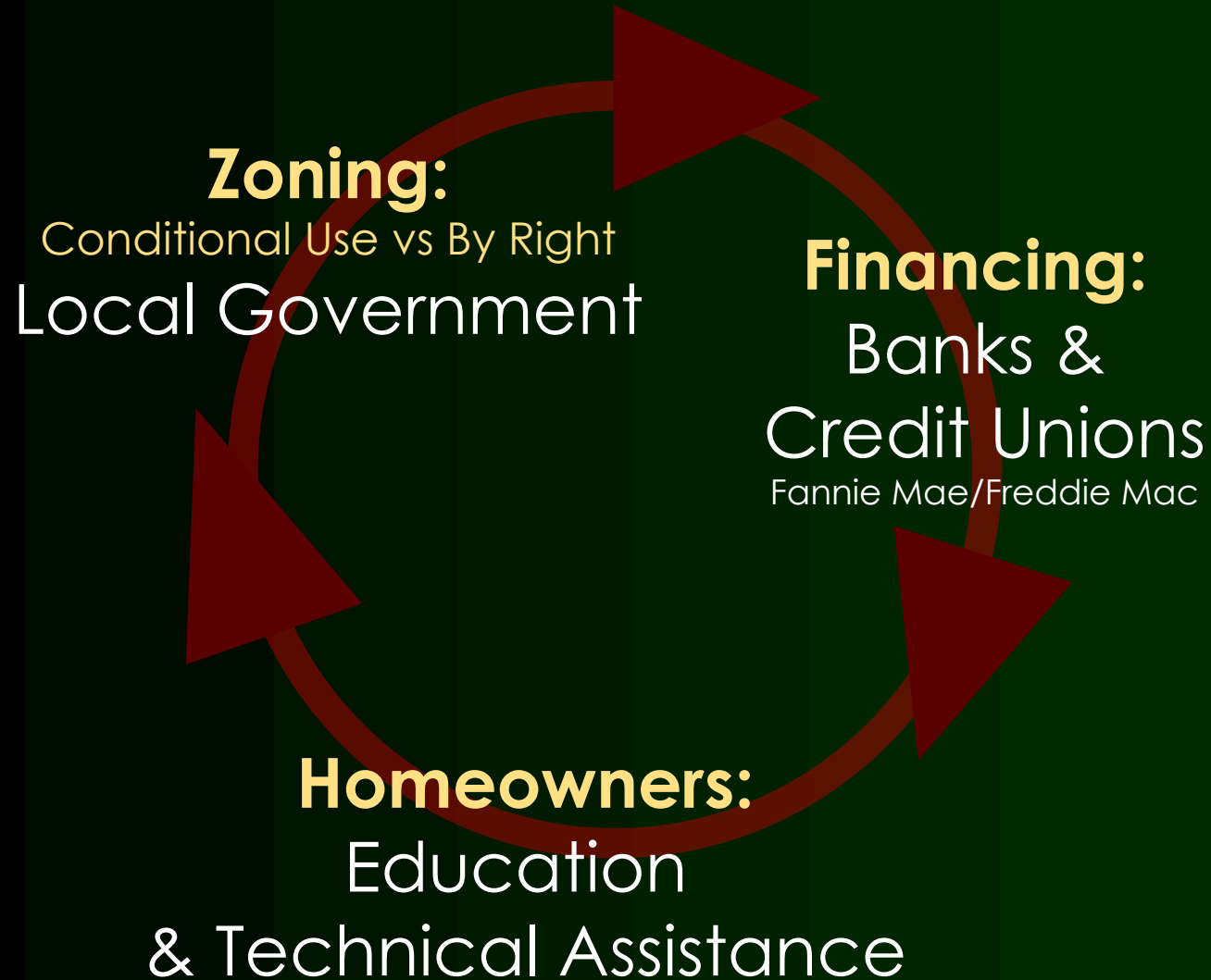
§ 190-155 Conditions on permits.

§ 190-156 Expiration of permits.

§ 190-157 Amendments to approved



# Strengthen the ADU Loop





# Strengthen the ADU Loop



## Action Step #1:

### Municipalities:

- Update the zoning code to ADUs By Right

### Example:

Same regulations as accessory building or an addition to the primary residence





# Strengthen the ADU Loop



## Action Step #2:

### Lenders:

- Learn new Fannie Mae/Freddie Mac ADU guidelines
- Develop/promote loan products for ADUs
- Share info with Realtors, Builders, Appraisers, etc.



# Strengthen the ADU Loop

## Action Step #3:

## Education & Technical Assistance for Homeowners

### Examples:

- Pre-approved construction documents program
- Landlord 101 course for homeowners
- Preliminary review of site plans at no cost





# Example Technical Assistance:



## Eugene OR

### ADU Pre-Approved Plans Library

Welcome to the City of Eugene's library of pre-approved Accessory Dwelling Unit (ADU) plans. The following plans are available for purchase from the architectural companies that created them, and have been reviewed for compliance with the building code by the City of Eugene.

Source: <https://www.eugene-or.gov/4979/ADU-Pre-Approved-Plans-Library>



# Accessory Dwelling Units (ADUs):

## Hints for Homeowners & Considerations for Municipal Officials & Staff

# Thank you!

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