

Accessory Dwelling Units (ADUs)

What is an ADU?

An ADU is small home associated with an existing single-family home. Sometimes called a “second unit” or “mother-in-law unit”.

Could I add one on my property?

Most likely yes. In almost all cases you can add an ADU to a property with an existing single-family home.

Could it be attached to my house?

Yes. There are three ways to add an ADU to your property:

1. Conversion (Convert a garage or divide the existing house into two units)
2. Home Addition (Add the unit onto the house, sharing a wall)
3. Detached (Build a new little cottage in the backyard)

Can I convert a garage?

Absolutely, just make sure you get a building permit.

Do I need to create a parking space for the ADU?

It’s not required, but you can if you want.

Brain teaser! See if you can spot the false statement:

The rental income from an ADU can help you pay your mortgage every month.

AARP is a strong supporter of ADUs.

Attached ADUs can be up to 50% of the square footage of the existing residence

Detached ADUs can be up to 1,200 square feet in size. For example, a freestanding cottage.

You can convert an existing garage into an ADU.

You don’t need to create a new off-street parking space to serve the new ADU.

You can build an ADU above a garage. (Classic space-saving design).

Fire sprinklers are not required if the existing single family home does not have sprinklers.

An ADA accessible ADU can help seniors “Age in place”, allowing for more years in the same neighborhood with the same backyard garden.

You can add an ADU to an income property (as long as your income property is residential, including single family and multifamily)

You can add an ADU to your property even if it is already a rental property.

It’s okay to connect the water, sewer, and electrical utilities into those of the existing single-family home.

You can put a porch on your ADU.

You do not need design review or site plan approval for your ADU.

You can have up to 3 ADUs and 1 junior ADU on your property.

What types of Accessory Dwelling Units are there?



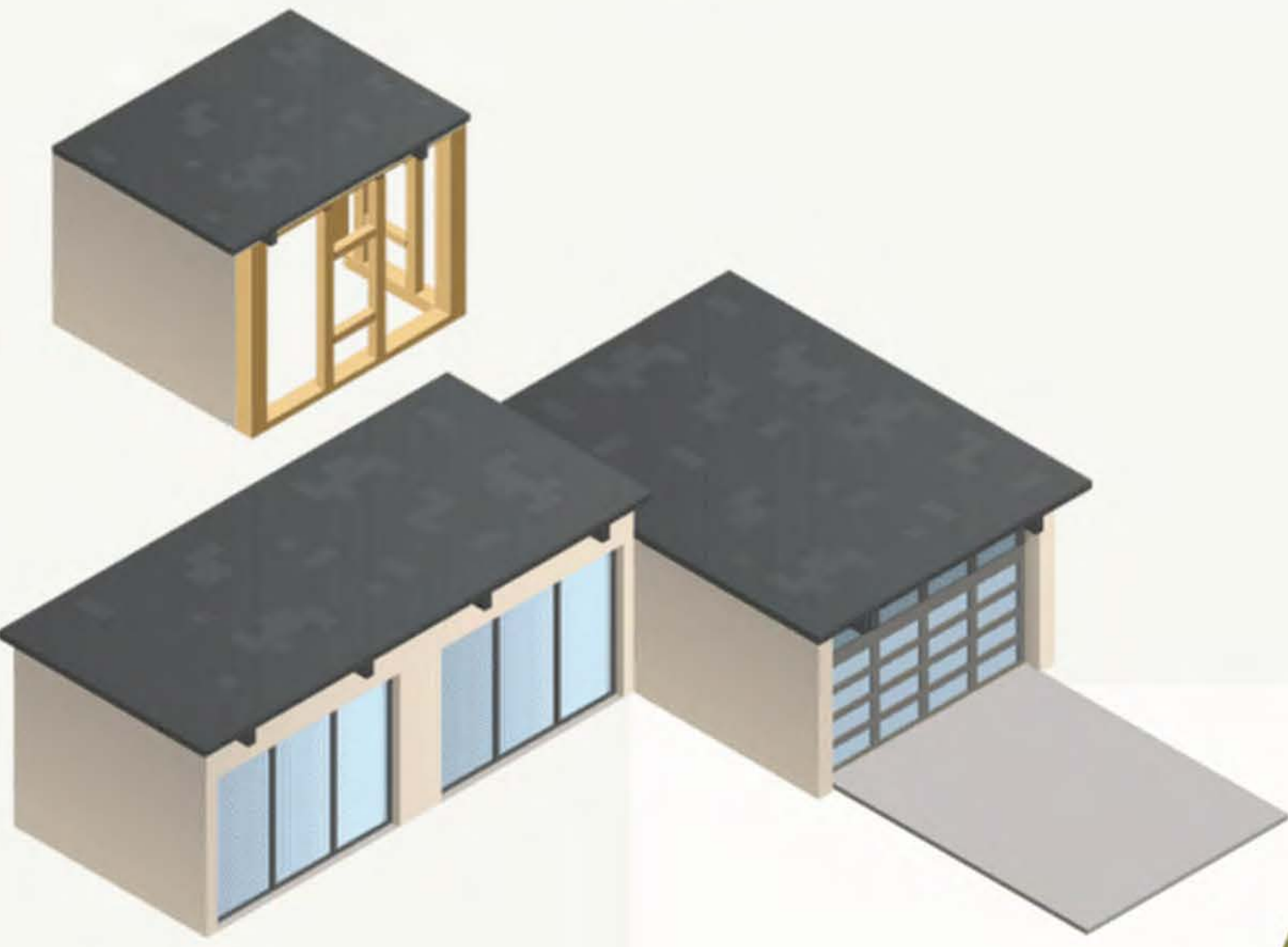
JADU
Junior Accessory Dwelling Unit

Must be contained within the walls of an existing or proposed single-family home and may be located on the second floor



ADU
Accessory Dwelling Unit - *Conversion*

Built from existing space within the home



ADU
Accessory Dwelling Unit - *Detached*

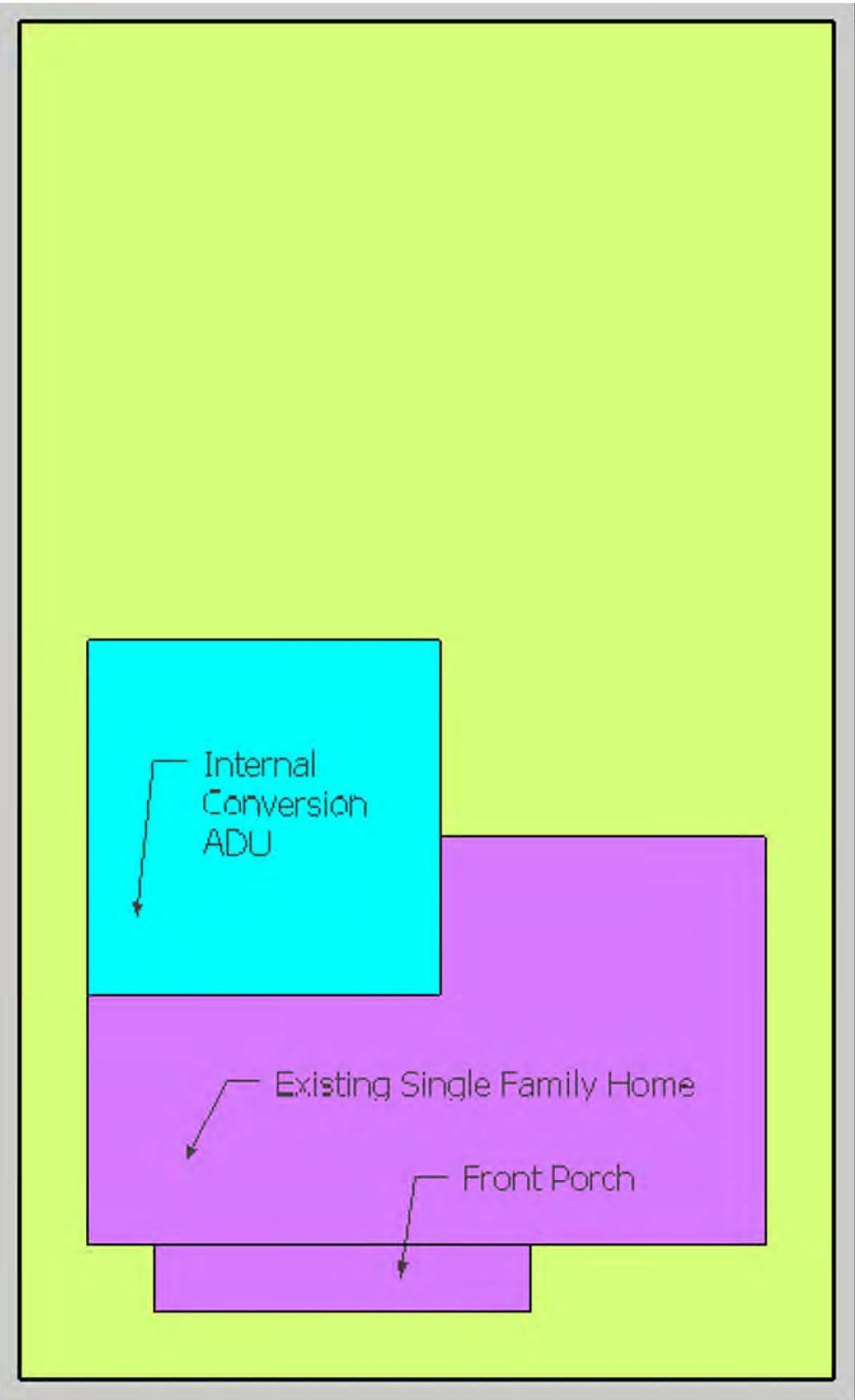
Free-standing structure



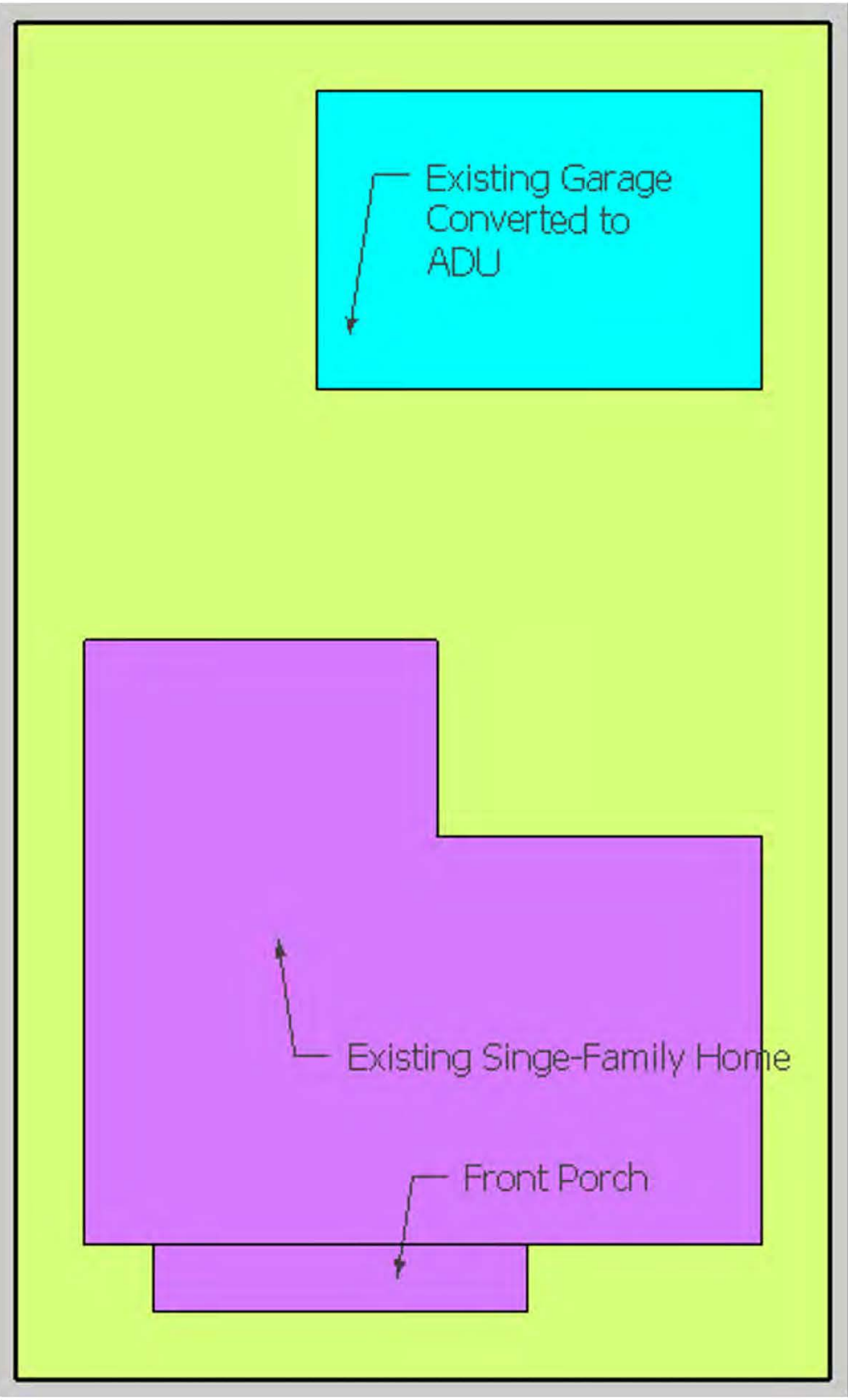
ADU
Accessory Dwelling Unit - *Attached*

Shares at least one wall with the primary home

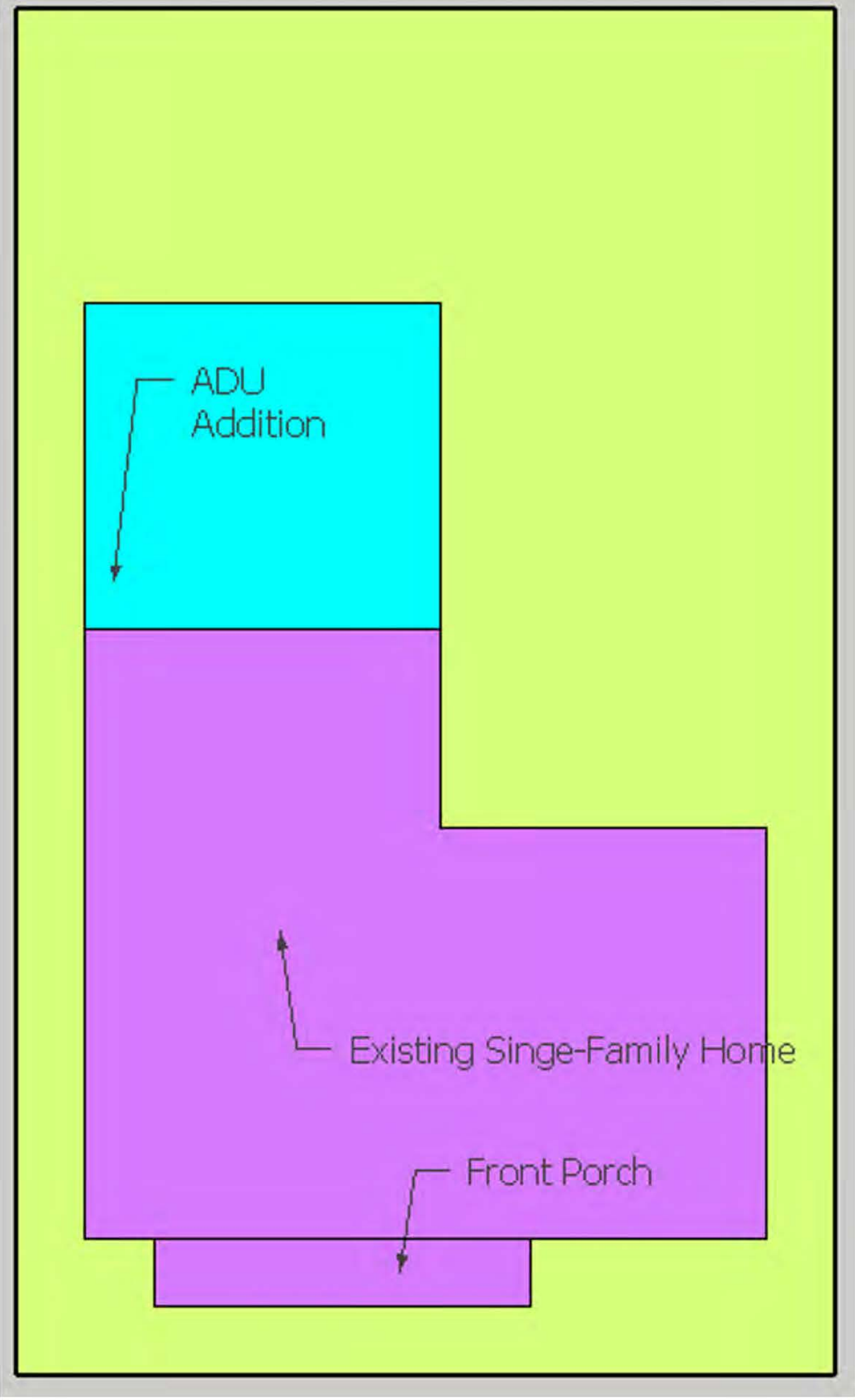
There are four common ways you can create an ADU:



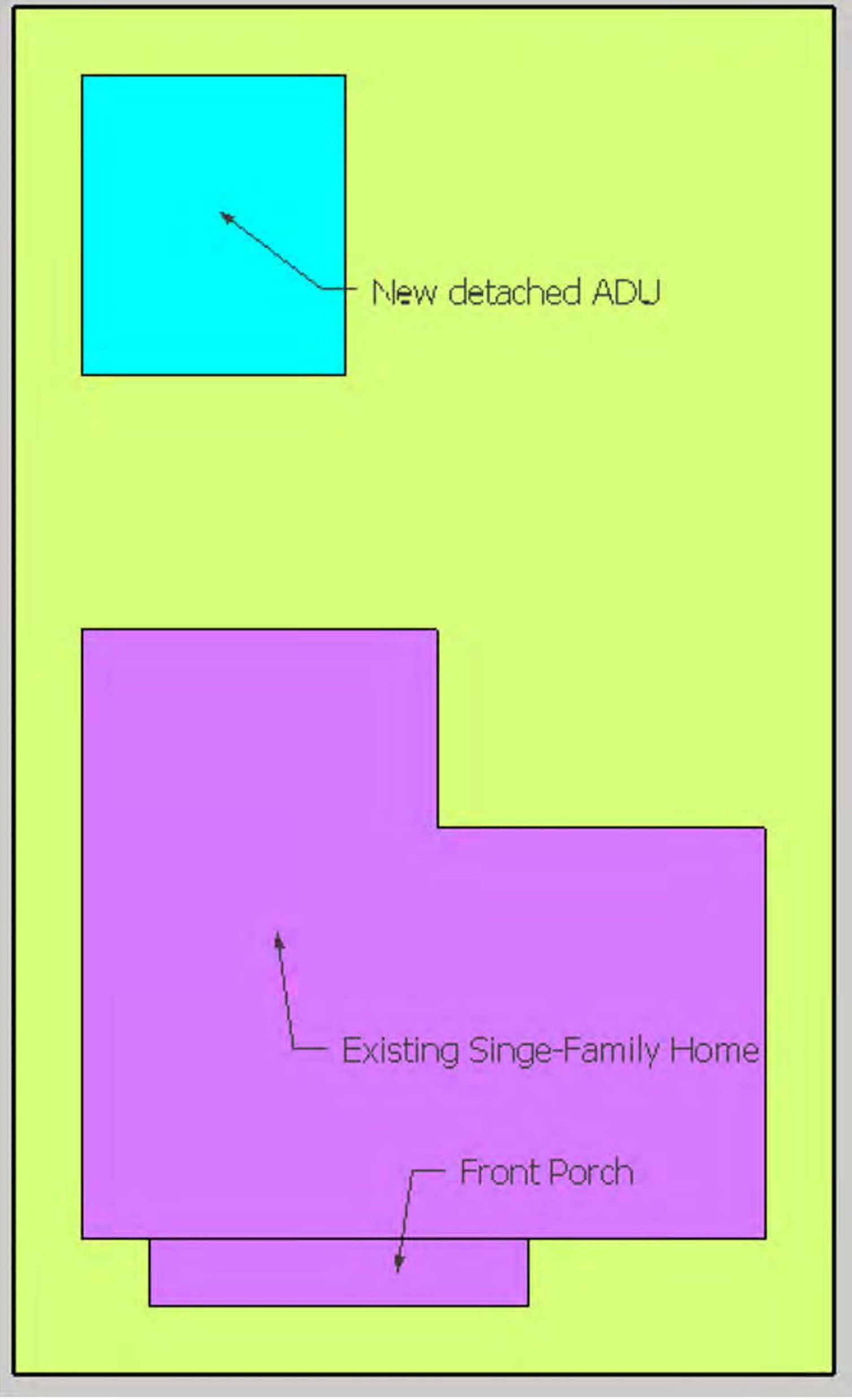
1. Internal Conversion



2. Garage Conversion



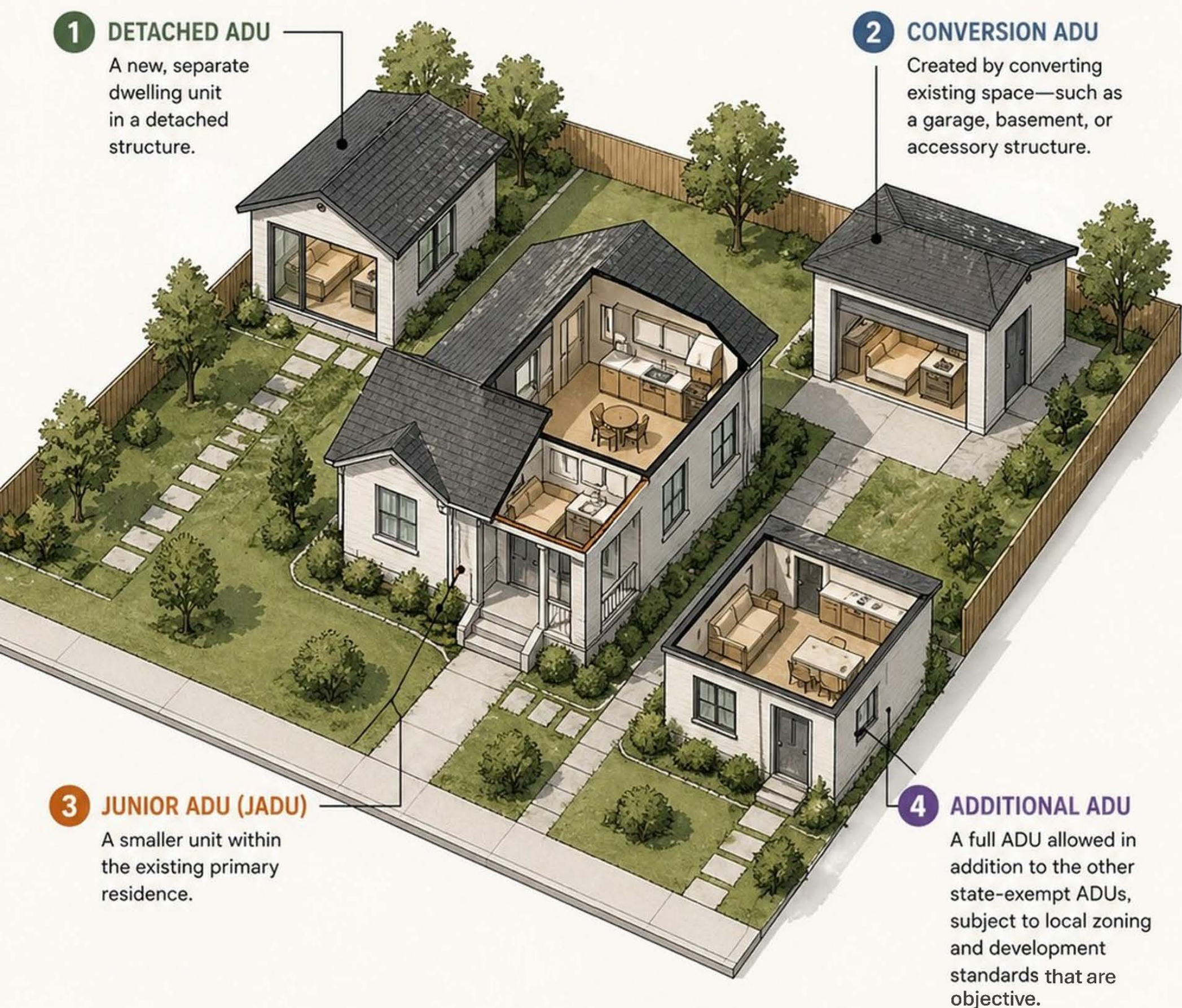
3. ADU Addition



4. New ADU Freestanding

THE FOUR ADU TYPES

HOW THEY CAN WORK TOGETHER ON A SINGLE-FAMILY PROPERTY



THE BIG PICTURE

State law allows multiple ADU types to be combined.



MORE HOMES.
MORE OPTIONS.
STRONGER COMMUNITIES.

Credit: silvernailarchitect on Instagram, who is Daniel Silvernail, a licensed architect based in Santa Cruz, California.

Accessory Dwelling Units (ADUs)

What are your biggest personal obstacles to creating an ADU?

I don't want a renter living near my house:

The planning and building regulations are too confusing:

I can't find a contractor to do the work:

I don't have the cash to do it and I'm not sure I could get financing:

I need more information before committing:

Vote with a sticker! Or, if you have a question about ADUs, write it down on a sticky note.

