

Definition

An Accessory Dwelling Unit (ADU) refers to a habitable living unit added to, created within, or detached from a primary one-unit single-family dwelling, which together constitute a single interest in real estate. It is a separate additional living unit, including kitchen, sleeping, and bathroom facilities. An ADU does not constitute a two-family dwelling. Only one ADU is permissible in addition to the main dwelling on one platted lot of record. ADU's will not be used for nightly, or weekly rentals, and shall not be occupied for periods of less than 30 consecutive days. A restrictive Use Covenant shall be signed prior to the issuance of a building permit.

- ADU's shall be a permanent structure. No travel trailer, boat, or RV shall be used.
- ADU's shall meet the setback, height and building requirements relating to the principal structure in the underlying zoning district.

Zones permitted in: MDR, LDR, GMU

Requirements Each living unit must contain:

- a continuing and sufficient supply of safe and potable hot and cold water under adequate pressure and of appropriate quality for all household uses
- A safe method of sewage disposal.
- Every living unit must have at least one bathroom, which must include at a minimum, a lavatory, and a bathtub or shower
- a sufficient method of heating the living unit.
 - Maximum square footage of the ADU shall not exceed seven hundred fifty square feet.
- electricity adequate for lighting, cooking and for mechanical equipment used in the living unit
 - Access to the living unit must be provided without passing through any other living unit.

General Plan reference:

ADU's are used in rural areas to keep agricultural spaces open by allowing small scale housing without subdividing parcels. ADU's will provide housing for working residents in relation to the low income levels.

U.S Accessory Dwelling Units: Case Study. Department of Housing and Urban Development Office of Policy Development and Research (2008)

Benefits of Accessory Dwelling Units Accessory dwelling units offer a variety of benefits to communities. They help increase a community's housing supply, and since they cost less than a new single-family home on a separate lot, they are an affordable housing option for many low- and moderate-income residents. Elderly and/or disabled persons who may want to live close to family members or caregivers, empty nesters, and young adults entering the workforce find ADUs convenient and affordable. In addition to increasing the supply of affordable housing, ADUs benefit homeowners by providing extra income that can assist in mitigating increases in the cost of living.