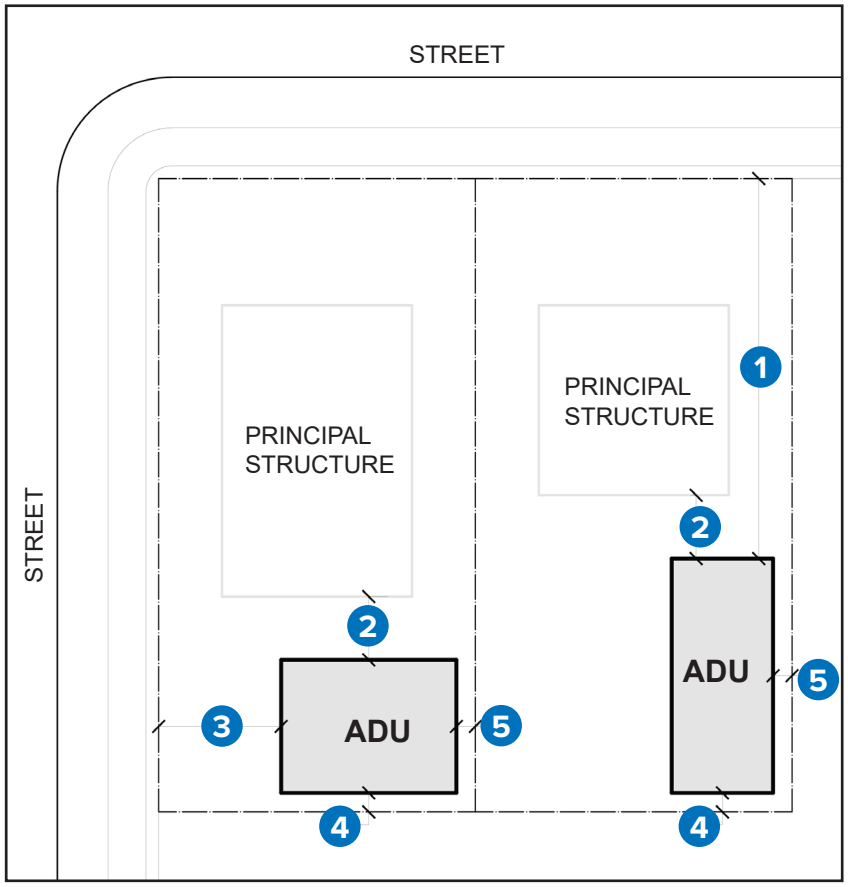
ACCESSORY DWELLING UNIT (ADU) GENERAL STANDARDS



	MINIMUM SETBACKS	RS-75, RS-100, RS 150	ALL OTHERS
1	From Street	60’	60’
2	From Principal Structure[1]	10’	5’
3	From Street Side[2]	15’	7’
4	From Rear Lot Line[3]	3’	3’
5	From Side Interior Lot Line[4]	3’	3’

NOTES

1. Eave to eave
2. Applicable only to properties located on a corner lot
3. ADU structures exceeding 15% of lot size must have a min. 20’ setback from rear lot line
4. ADU structures exceeding 15% of lot size must have a min. 7’ setback from side lot line

ADDITIONAL STANDARDS:

Maximum Height	Equal to maximum height allowed for principal structure in underlying zoning district
Maximum Size	950 sq ft (see note 3 above)
Required Parking	1 parking space per unit
Utility Meter	Permitted
Maximum Occupancy	Maximum of two unrelated adults
Owner Residency Requirement	Must reside on property
Allowed Locations	Within principal structure with separate entrance or separate structure

Standards can be found in § 27-290& § 27-132