

8-5 Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a secondary, self-contained residential dwelling unit located on the same lot as a principal one-family residential dwelling. ADUs are defined in this ordinance as:

- **Detached:** A separate structure, such as a cottage, carriage house, or converted garage.
 - **Attached:** Integrated into the principal dwelling, such as an addition or a unit above a garage.
 - **Internal:** Located within the principal dwelling, such as a converted basement, attic, or other existing space.
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Detached ADU Regulations

A Detached Accessory Dwelling Unit (ADU) is a self-contained, secondary residential structure located on the same lot as a principal one-family residential dwelling unit.

(a) General Requirements:

1. One (1) detached accessory dwelling unit may be permitted by right on a lot where a one-family residential dwelling unit is being newly constructed, subject to the following requirements.
2. Detached accessory dwelling units are to be constructed concurrently with new single-family residences.
3. **Lot Area:** The lot must have a minimum width of 80 feet and a minimum size of 21,000 square feet.
4. **Height:** The ADU shall not exceed the height of the principal residential dwelling.
5. **Size:** The ADU's size shall not exceed the lesser of 50% of the heated square footage of the principal residence or 1,000 square feet.
6. **Location on Lot:** ADUs are prohibited in the front and side yards unless the property is a corner lot or has two or more street frontages.
7. **Setbacks:** ADUs are to be located in the rear yard, with a minimum side setback of 10 feet and a rear setback of 20 feet.

(b) Approval Requirements:

1. **New Construction:** ADUs may be permitted by right on lots where they are built simultaneously with the principal residence.
2. **Zoning:** ADUs are permissible in zones that allow single-family residential dwellings.
3. **Prohibition of Variances:** No variances shall be granted for ADU setback or location requirements.

(c) Design Standards:

1. **Architectural Consistency:** ADUs must use materials, roof pitch, windows, and exterior finishes that are consistent with the principal dwelling. The design must ensure compatibility with the neighborhood's character.
2. **Additional Features:** ADUs may include rooftop decks, integrated green roofs, and energy-efficient building systems, provided these align with neighborhood standards.
3. **Fencing:** Lots with ADUs must have a solid privacy fence at least six (6) feet high along all side and rear property lines.
4. **Utilities:** ADUs may share water, sewer, and electrical connections with the principal residence.

(d) Parking Requirements:

One (1) additional off-street parking space must be provided for the ADU. Parking spaces must be screened from neighboring properties using landscaping, masonry walls, or fencing.

(e) Other Standards:

1. **Occupancy:** Either the principal residence or the ADU must be owner-occupied for at least nine (9) months of the calendar year.
2. **Prohibited Uses:** Manufactured (mobile) homes, attached ADUs, and internal ADUs are not permitted as detached ADUs. ADUs are prohibited from being used as short-term rentals unless expressly allowed under other local ordinances.
3. **Addressing:** Detached ADUs must be assigned a unique address, confirmed by the 911 GIS Manager.
4. **Permitting:** ADUs must meet the building code of Augusta, Richmond County at the time of development.