

# **Quick Reference for Accessory Dwelling Units (ADUs) [10.103\(1\)](#)**

**To contact a Zoning Inspector about your specific situation call (608) 266-4266**

## **GENERAL INFORMATION**

- An accessory dwelling unit is a small (floor area of no more than 800 square feet) second residence on the same lot as an existing principal residence.
- Accessory dwelling units cannot have more than two bedrooms.
- The owner of the lot must reside either in the principle residence or in the accessory dwelling unit.
- Accessory dwelling units are permitted as either attached to the principal residence or in a detached structure.
  - Attached accessory dwelling units must have their own entrance, and cannot share a main entrance with the principal residence.
  - Detached accessory dwelling units may be constructed within an existing residential accessory building, such as an apartment over a garage, or may be new construction.
- Lots for a proposed accessory dwelling unit must meet all minimize lot dimensions in the applicable zoning district, and accessory dwelling units must meet all required setbacks.
- Accessory dwelling units must meet all residential building codes and sanitary codes.
- The lot must have adequate off-street parking for the residents of both the principal residence and the accessory dwelling unit.
- Accessory dwelling units must be oriented and constructed to protect the privacy of neighboring properties. If necessary, vegetative screening may be required.
- Accessory dwelling units cannot be sold separately from the principal residence on the lot, nor from the lot on which the ADU sits.

## **SPECIFIC REGULATIONS BY ZONING DISTRICT**

### **SINGLE-FAMILY RESIDENTIAL, RURAL RESIDENTIAL, RURAL MIXED-USE DISTRICTS** ***SFR-08, SFR-1, SFR-2, RR-1, RR-2, RR-4, RR-8, RM-8, RM-16***

- Attached accessory dwelling units may be approved with a conditional use permit.
- Detached accessory dwelling units are prohibited.
- No more than one accessory dwelling unit permitted per lot.

### **TWO-FAMILY RESIDENTIAL DISTRICT** ***TFR-08***

- Attached accessory dwelling units may be approved with a zoning permit.
- Detached accessory dwelling units may be approved with a conditional use permit.
- No more than one accessory dwelling unit permitted per lot.

### **MULTI-FAMILY, HAMLET DISTRICTS** ***MFR-08, HAM-R, HAM-M***

- Attached accessory dwelling units may be approved with a zoning permit.
- Detached accessory dwelling units may be approved with a conditional use permit.
- More than one accessory dwelling unit may be permitted per lot, or as part of a manufactured housing community (mobile home park).

### **COMMERCIAL DISTRICTS** ***GC***

- Attached or detached accessory dwelling units may be approved with a conditional use permit, or as part of a manufactured housing community (mobile home park).